Stockton Services
247 Landing Road
Hampton, NH 03842
603 929-7404

Jennifer O'Mahony
16 Thorwald Ave
Hampton, NH 03842

Statement 08/28/2023

Locus: 16 Thorwald Ave, Hampton, NH

Deed, boundary research for lot survey by McEneany Survey,
Rush preparation of ZBA petition and submittal package
in consultation with Jeremy Baxter. . . . . $ 1000.00
Town filing fee paid. . . . . $ 280.00
Total . . . . . $ 1280.00

**Balance due . . . . . $ 1280.00**

Thank you.

*Tocky*

Gmail Stockton Services <stockton752@gmail.com>

# FW: Variance - architects plan reviewed - 16 Thorwald addition - Tocky meet Jenn, Jenn meet Tocky

2 messages

**Richard Hackeman** <rhackeman@altus-eng.com> Fri, Jul 14, 2023 at 12:17 PM
To: Stockton Services <stockton752@gmail.com>, Jennifer O'Mahony <jennomahony1@gmail.com>

Tocky,

Nice talking with you and thank you for considering helping my friend Jenn on this variance application. Here is what I have found so far and discussed with Jenn.

There may be a slim possibility that she does not need the variance for distance if the addition is no closer than 4' to the opposite side property line (see footnotes 16 & 26).

I have no way to prove that or the coverage question without a scaled plan of the lot with the house, proposed addition and driveway on it.

This is where we need your insight. I sent her just a schematic of the lot lines and setbacks as I understood them and Dennis cited, but the house and driveway need to be added.

Jenn,

Meet Tocky Bialobrzeski, surveyor and former Zoning Board member. She believes the next step that you need is basic research and that is about $300 - $500. This is likely research that any surveyor or preparer of the variance application would have to do anyways.

I will let you call Tocky and discuss particulars. Her number is 603-765-8918.

You may need to send her the architectural plans directly.

Good luck and don't hesitate to call or email if I can help out.

Rich – cell – 603-724-3284, work – 603-433-2335

---

**From:** Jennifer O'Mahony <jennomahony1@gmail.com>
**Sent:** Friday, July 14, 2023 11:10 AM
**To:** Richard Hackeman <rhackeman@altus-eng.com>
**Subject:** Re: Variance - architects plan reviewed - Sorry, but you definitely need a surveyor and maybe an attorney!

Thank you, Rich. I appreciate your continued support and expert advice!

The parking/driveway is located to the left of the pool when facing the house. It is a car width wide and 3 car lengths long. My neighbor's house on the left is less than a foot from my driveway. I would love for you to share the job with the retired surveyor. Thank you!

I'm sorry to hear that you have to attend a funeral. My thoughts are with you.

Jenn

On Fri, Jul 14, 2023 at 10:03 AM Richard Hackeman <rhackeman@altus-eng.com> wrote:

> Good morning Jenn,
>
> Happy to help with what I can.
>
> Okay now I am seeing more of what you want to build.  I have to say if you were a client we would not let you go to the town on your own without at least a survey, and all the calculations done to meet the regulations or show that you are being reasonable. If the calculations are in your favor then maybe you can skip the attorney, but you need to know that at the first sign of resistance from town or an abutter you will need one.
>
> Can I forward this to the retired surveyor if they are interested in assisting?
>
> It is possible you fall into that small exception in the footnotes but I need to know where the driveway is.
>
> I am booked up most of tomorrow with a funeral and running errands over near Concord.
>
> The quickest way forward may be for me to just swing by and field check the location of house and parking unless I can get the surveyor on board.
>
> Is that okay to do on Sunday?
>
> Today will be pretty busy. Just let me know when you can.

---

**From:** Jennifer O'Mahony <jennomahony1@gmail.com>
**Sent:** Friday, July 14, 2023 8:12 AM
**To:** Richard Hackeman <rhackeman@altus-eng.com>
**Subject:** Re: Variance

This is amazing, Rich! I can't thank you enough for your help. I've attached the CRS file for your review as you mentioned in your email. We are attempting to complete Option #2 for our project.

**CRS Add-Reno - O'Mahony Residence - 11x17.pdf**

On Thu, Jul 13, 2023 at 6:57 PM Richard Hackeman <rhackeman@altus-eng.com> wrote:

> Jenn,
>
> I found the town regulations on setbacks and that seems to line up with what you were told.
>
> However, you also need to comply with or ask for a variance for Lot Coverage. That definitely requires a plan.
>
> I put your lot in to CAD and added a few labels and border.

Here are a couple base sketches on 8-1/2” x 11” paper.

One is “to scale” plan at 1 inch = 30 feet scale. That shows the entire lot and setback lines.

The second is a worksheet 8-1/2” x 11” also to scale but this time at 1” = 10 feet.

It almost sounds like your contractor has done a similar exercise to what you need.

The house, driveway , porch and fences have to be drawn on to the lot plan.

Take a look closer at the architectural/contractor plans and see if you see anything with a property line or fence on it.

Send a photo or scan of the plans if you want me to try and look at transferring information to this base plan.

A PDF might also work.

Otherwise it is a matter of you (two people) using a tape measure and add the features by hand to the sketch.

I do not see any variance form on the website, but that does not mean it is not there.

It is probably going to take someone going to the town but it would be best to go with all info on one plan.

Let me know if this makes sense and if you have other dimensions that are already done on the architect or contractor’s plans.

I should be around tomorrow at office if you want to call or email.

Take care,

Rich

---

**From:** Jennifer O'Mahony <jennomahony1@gmail.com>
**Sent:** Thursday, July 13, 2023 5:13 PM
**To:** Richard Hackeman <rhackeman@altus-eng.com>
**Subject:** Fwd: Variance

---------- Forwarded message ---------
From: **jeremy Baxter** <jeremy@strathambuild.com>
Date: Tue, Jun 20, 2023 at 2:09 PM
Subject: Variance
To: Jennifer O'Mahony <jennomahony1@gmail.com>

Good afternoon,

I spoke with Dennis, the inspector.. and unfortunately, a variance will be required for your addition. You're in zone "RB" which typically requires a 12ft side setback, however, because you don't have the typical 75' frontage your setback is reduced to 7ft. When I scaled the addition plans onto your lot plan it appears that we will only be about 4ft from the lot line at the rear corner of the addition (your house doesn't run parallel with the lot line. A survey will need to be done before we can apply for the variance and the town meetings only take place once per month. Depending on how soon a surveyor can come out and provide us with the site plans we would be looking at late August at the earliest for the meeting.

It may be possible to request a permit to relocate the bathroom while the variance is in process so that we aren't losing valuable time this summer. Not sure if you would be ok with the larger scale project happening while you're living there in the fall?

**Thank you, Jeremy Baxter**

STRATHAM
BUILDING & REMODELING, LLC
StrathamBuild.com 603-770-9078

**3 attachments**

**thorwald-zone-regulations.pdf**
2938K

**16 THORWALD AVE HAMPTON.pdf**
2427K

**SKM_C25823071412160.pdf**
15011K

---

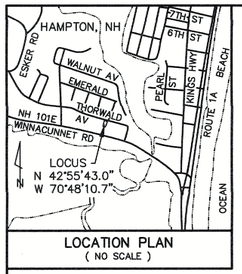
**Jennifer O'Mahony** <jennomahony1@gmail.com> Fri, Jul 14, 2023 at 4:00 PM
To: Richard Hackeman <rhackeman@altus-eng.com>
Cc: Stockton Services <stockton752@gmail.com>

I can't thank you both enough! I've been working on saving for and planning this renovation for years now and can't wait for it to begin!

Hello Tocky,

It's nice to meet you. I'm available to chat with you almost all day, everyday. I'm a teacher, but am currently nannying my sister's kids in Pennsylvania for some extra money. I can step away from the kiddos for a chat at any time that works for you. Do you have a day or time that works best for you?

Thank you again for your offer to help!
Jenn
[Quoted text hidden]




LOCATION PLAN
( NO SCALE )

223 / 90

DAVID N. SMITH
MARY PATRICE SMITH
19 LINCOLN DRIVE
LITTLETON, MA 01460
5818 / 1836

223 / 91

"CONDOMINIUM"
MASTODON REAL ESTATE INVESTMENT, LLC
23 FIELDING LANE
HAMPTON, NH 03842
5771 / 1207

CREST STREET

UP 5/7

EDGE OF TRAVELED WAY

UP 8/1324

THORWALD AVENUE
{PUBLIC; 20' WIDE R.O.W.}

EDGE OF PAVEMENT (TYP.)

SIGN "NO PARKING FIRE LANE"

S75°58'20"E 40.00'

WALKWAY

IRON PIPE FOUND

11.5'

2' ORNAMENTAL FENCE

BRICK WALKWAY

11.3'

STEPS

COVERED PORCH

STEPS

PAVED DRIVEWAY

IRON ROD WITH CAP TO BE SET

0.0' BUILDING

OVERHEAD UTILITY SERVICES

0.6'± ROOF
2.0' BUILDING

WOOD STOCKADE FENCE

CHIMNEY

GAS METER

ABUTTER DWELLING #14

223 / 106

SHERRY ANN RIZZO
3 CIDER MILL LANE
HOPKINTON, MA 01748
6315 / 1424

88.04'
N14°01'40"E

1 1/2 STORY WOOD FRAME DWELLING #16
FINISH FLOOR ELEVATION = 16.9'

ROOF OVERHANG

223 / 108

KEVIN MORGAN
ANN E. MORGAN
14 THORWALD AVENUE
HAMPTON, NH 03842
5149 / 2948

0.3' BUILDING

ELECTRIC METER

0.9'± ROOF
2.3' BUILDING

BULK HEAD

CONCRETE STEPS

S14°01'40"W
87.48'

OPEN DECK

STEPS

WOOD STOCKADE FENCE

223 / 107

PARCEL AREA
3,510 S.F.
0.08 Ac.

SHED

WOOD STOCKADE FENCE

23.3'

IRON ROD WITH CAP TO BE SET

40.00'

IRON ROD WITH CAP TO BE SET

N76°46'18"W

WOOD STOCKADE FENCE

NH STATE PLANE NAD 83 - GPS OBS.

223 / 122

MARY ELLEN HANNON
MICHAEL A. HANNON
528 WINNACUNNET ROAD
HAMPTON, NH 03843
4803 / 817

## LEGEND

S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
R.C.R.D. – ROCKINGHAM COUNTY REGISTRY OF DEEDS
--------- – EDGE OF PAVEMENT
-o- UP – UTILITY POLE
WSO – WATER SHUT OFF
WV – WATER GATE VALVE

| NO. | DATE | DESCRIPTION | BY | CHK |
|---|---|---|---|---|
| | | REVISIONS | | |

| | | | |
|---|---|---|---|
| 23–2524 | BOUNDARY | 23–09 | 1–2, 4–6 |
| PROJECT NO | TYPE | FIELDBOOK & PAGES | |

## REFERENCE PLANS:

1.) REVISED PLAN OF NORSEMANS REST, HAMPTON BEACH, N.H. SCALE: 1" = 50'; DATED: OCTOBER 1923; BY: JOHN W. DURGIN, C.E. RECORDED R.C.R.D. PLAN 0118.

## NOTES:

1.) OWNER OF RECORD:

JENNIFER L. O'MAHONY
16 THORWALD AVENUE
HAMPTON, NEW HAMPSHIRE 03842.
S.C.R.D. VOLUME 6448, PAGE 1632

2.) 223 / 107 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) PARCEL AREA = 3,510 S.F. / 0.08 Ac.

4.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARIES AND EXISTING SITE CONDITIONS AS OF AUGUST 17, 2023..

5.) ZONING DISTRICT IS RB

DIMENSIONAL REQUIREMENTS:

| | |
|---|---|
| MINIMUM LOT AREA | = 10,000 S.F. |
| MINIMUM FRONTAGE | = 75 FEET |
| MINIMUM LOT WIDTH | = 60 FEET |
| MAXIMUM NUMBER OF STORIES / FEET | = 3 / 35 FEET |
| BUILDING SETBACK REQUIREMENTS: | |
| FRONT SETBACK | = 20 FEET * |
| SIDE SETBACK | = 10 / 12 FEET * |
| REAR SETBACK | = 10 FEET * |

* SUBJECT TO EXCEPTIONS

6.) THE SUBJECT PARCEL IS OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330132; PANEL 0441; SUFFIX F; MAP NUMBER 33015C0441F; EFFECTIVE DATE JANUARY 29, 2021. .

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED AUGUST 14, 2023. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED AUGUST 14, 2023.

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW WAYS ARE SHOWN." ( RSA 676:18 )

8/17/23 Kevin M. McEneaney

DATE: / KEVIN M. McENEANEY LLS # 661

# PLAN OF LAND
PREPARED FOR
JENNIFER L. O'MAHONY
TAX MAP 223, LOT No. 107
16 THORWALD AVENUE
TOWN of HAMPTON
COUNTY of ROCKINGHAM
STATE of NEW HAMPSHIRE

| | |
|---|---|
| DRAWN BY: RJM | FILE: 2524\DWGS\23–2524 10sc |
| SCALE: 1" = 10' | DATE: AUGUST 17, 2023 |

10 5 0 5 10 20 30 40

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 661 KEVIN M. McENEANEY SIGNATURE

McEneaney Survey Associates
of NEW ENGLAND
P.O. Box 681 – 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742–0911

SURVEYING – PLANNING – CONSULTING

8/18/2023 11:13:12 File: \\CNEsenet\MSA Projects\2524\Drawings\23-2524 10sc.dwg Layout: OMahony boundary

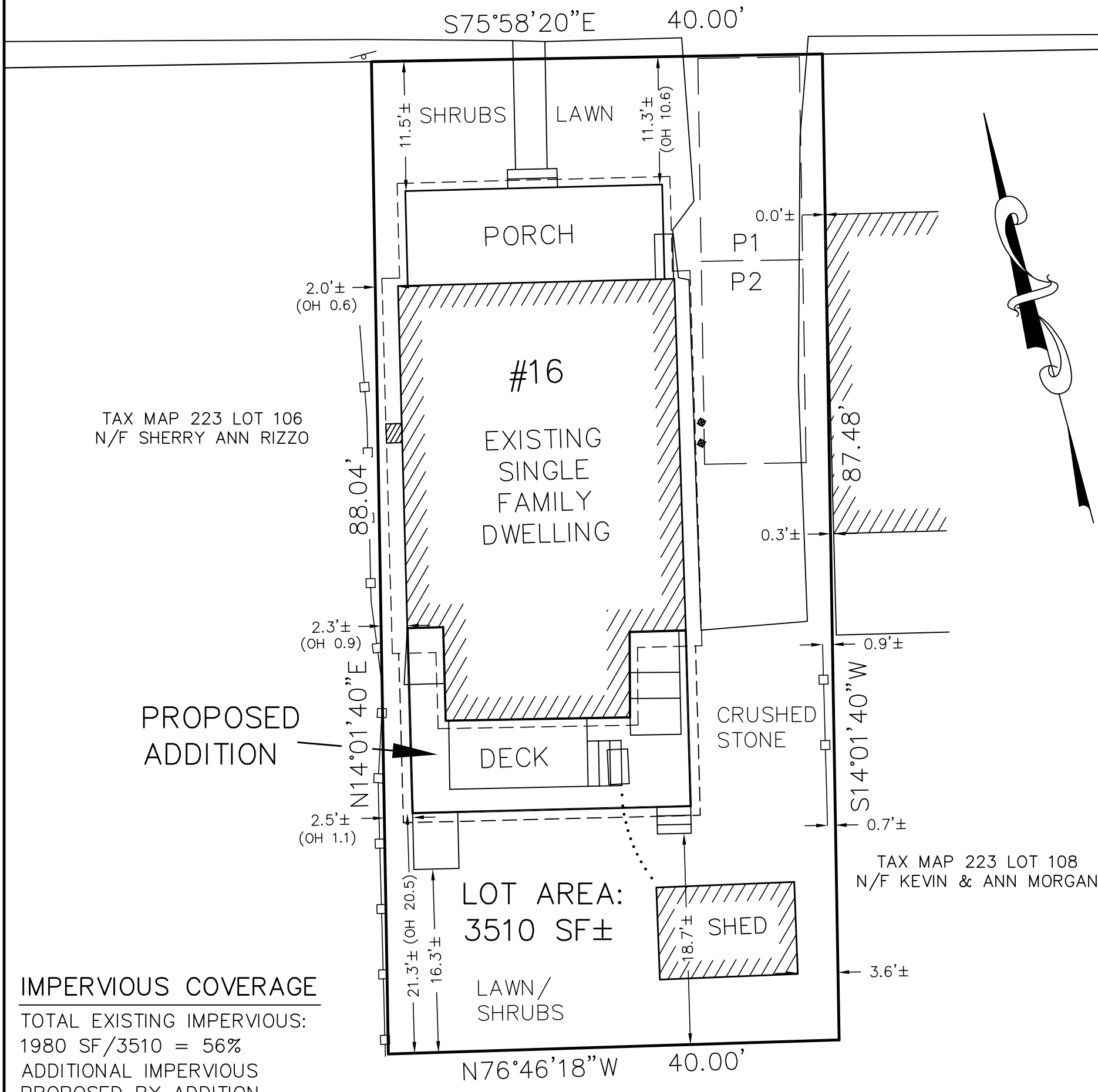
# ZONING BOARD APPLICATION PLAN
# 16 THORWALD AVENUE
# HAMPTON, NH

SCALE:1"=10' AUGUST 21, 2023

10 0 5 10 15 20

TAX MAP 223 LOT 90
N/F DAVID N. SMITH
& MARY PATRICE

TAX MAP 223 LOT 91
N/F MASTODON REAL
ESTATE INVESTMENT LLC




## IMPERVIOUS COVERAGE

TOTAL EXISTING IMPERVIOUS:
1980 SF/3510 = 56%
ADDITIONAL IMPERVIOUS
PROPOSED BY ADDITION
178 SF/3510 = 5%
(SEE IMPERVIOUS FORM
FOR DETAILS)

## NOTES

OWNER OF RECORD: JENNIFER L. O'MAHONY
16 THORWALD AVE, HAMPTON NH 03842
RCRD 6448–1632, RCRD PLAN 0118
REFERENCE BOUNDARY PLAN BY MCENEANY
SURVEY ASSOC. INCLUDED IN THIS APPLICATION

LOT AREA: 3510 SF±, TAX MAP 223 LOT 107
ZONE RB, GROUNDWATER PROTECTION DISTRICT
PROPERTY DOES NOT FALL WITHIN FEMA OR
DES SHORELAND PROTECTION JURISDICTION
PARKING SPACES SHOWN ARE 9'X18'

# ZONING BOARD APPLICATION PLAN
# 16 THORWALD AVENUE
# HAMPTON, NH

SCALE:1"=10' AUGUST 21, 2023

10 0 5 10 15 20

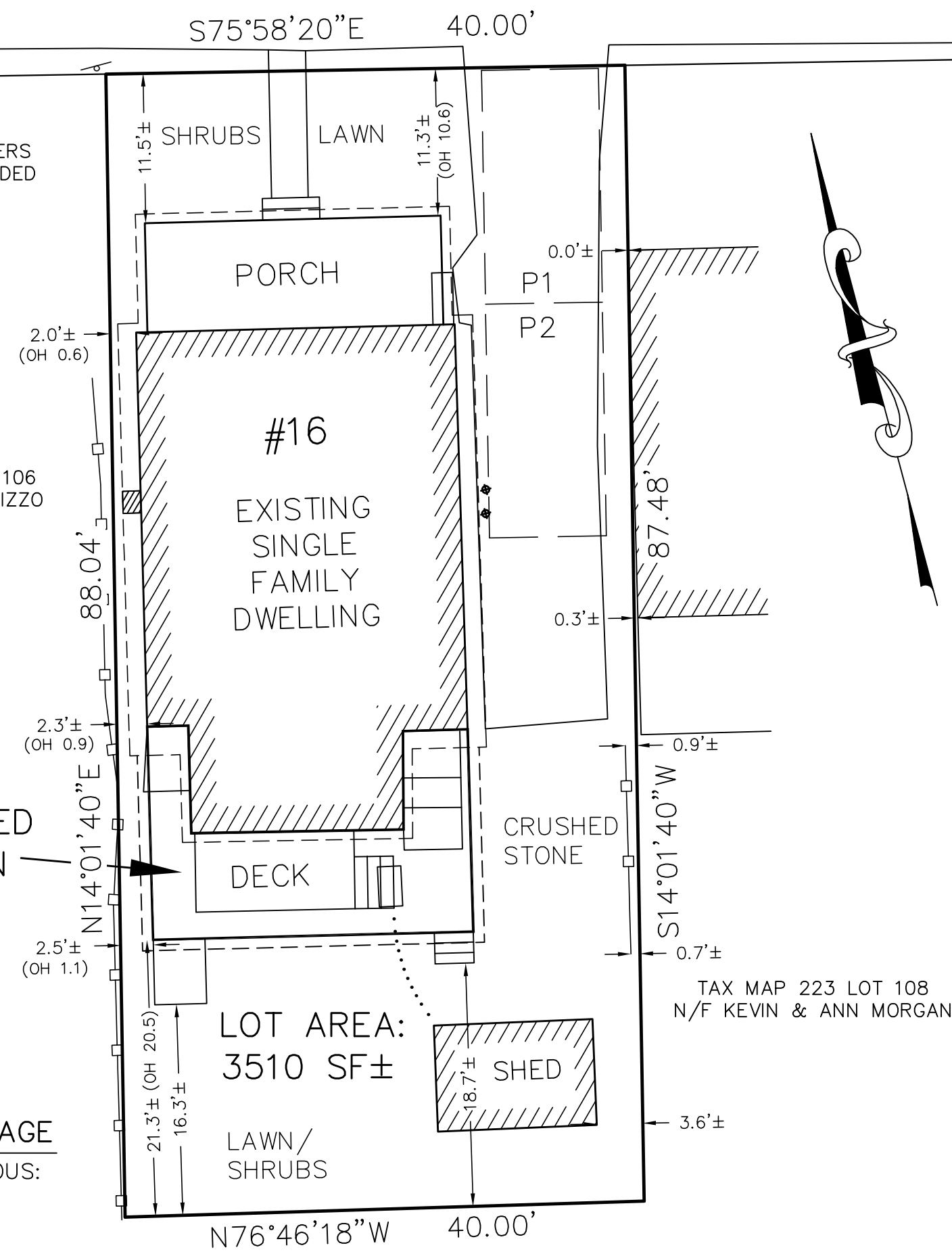
TAX MAP 223 LOT 90
N/F DAVID N. SMITH
& MARY PATRICE

TAX MAP 223 LOT 91
N/F MASTODON REAL
ESTATE INVESTMENT LLC

STATE OF NEW HAMPSHIRE LAND SURVEYOR No. 752 ANNE W. BIALOBRZESKI

12/20/23

BASED ON SURVEY BY OTHERS AND BUILDING PLANS PROVIDED WITH ZBA APPLICATION.




TAX MAP 223 LOT 106
N/F SHERRY ANN RIZZO

TAX MAP 223 LOT 108
N/F KEVIN & ANN MORGAN

TAX MAP 223 LOT 122
N/F MARY ELLEN & MICHAEL HANNON

## IMPERVIOUS COVERAGE

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ADDITIONAL IMPERVIOUS
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178 SF/3510 = 5%
(SEE IMPERVIOUS FORM
FOR DETAILS)

## NOTES

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PROPERTY DOES NOT FALL WITHIN FEMA OR
DES SHORELAND PROTECTION JURISDICTION
PARKING SPACES SHOWN ARE 9'X18'

SEP 4 4 22 PM '86 575526

ENGINEERS
SURVEYORS
DESIGNERS

# J O H N  W.  D U R G I N  A S S O C I A T E S,  I N C.

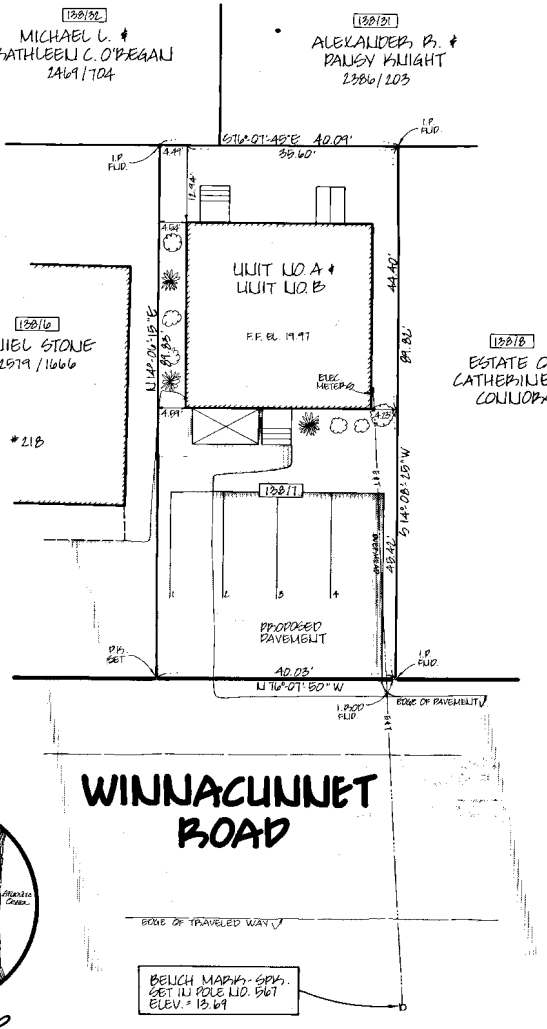
ESTABLISHED 1919

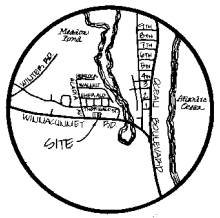

600 GREENLAND ROAD
PORTSMOUTH, N.H. 03801

1 WAKEFIELD STREET
SUITE 303
ROCHESTER, N.H. 03867


STATE OF NEW HAMPSHIRE — No. 11 — ROBERT G. DURGIN — LICENSED LAND SURVEYOR

REVISIONS—
7-29-86 ADD PARKING & BLDG UNIT NUMBERS
8-7-86 ADD ZBA NOTE




LOCUS MAP

D-15426

F.B. NO. HAMPTON #14
FILE NO. 1785
PLAN NO. 80595

SPECIAL EXCEPTION WAS GRANTED BY HAMPTON ZONING BOARD OF ADJUSTMENT - SEE BOARD MINUTES OF JULY 24, 1986.

NOTE:
LOCATION OF SANITARY SEWER COLLECTION & WATER SERVICE UNAVAILABLE.

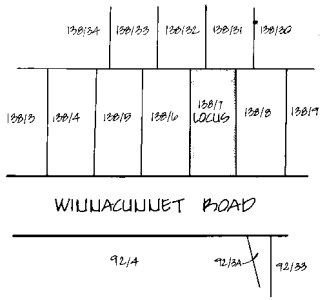
PERCENTAGE OF COVERAGE:
MAXIMUM ALLOWED: 85%
PROPOSED: 73%

TOTAL PARCEL AREA:
3,598 SQ. FT.
0.08 ACRES

OWNER OF RECORD:
DANIEL STONE
2579/1666

CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE SUBMITTED LAND, THE LOCATION AND DIMENSIONS OF CONVERTIBLE LAND (IF APPLICABLE), THE EXISTING IMPROVEMENTS AS OF THE DATE OF THIS PLAN, AND THE INTENDED LOCATION OF CONTEMPLATED IMPROVEMENTS (IF APPLICABLE). I FURTHER CERTIFY THAT THE BUILDING AS SHOWN IS SUBSTANTIALLY COMPLETED AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN COMPLIES WITH THE PROVISIONS OF R.S.A. CHAPTER 356-B:20, I.

ROBERT G. DURGIN L. L. S.




ABUTTERS VICINITY SKETCH

ABUTTERS LIST

| MAP/LOT | |
|---|---|
| 92/ 34 | SHORE & COUNTRY DEV. CORP.; C/O DENNIS DUPUIS, 680 LAFAYETTE RD., HAMPTON, NH 03842 |
| 92/ 4 | WHITE GABLES CABIN COURT, INC.; C/O R. M. BARTLETT, 276 HIGH ST., HAMPTON, NH 03842 |
| 92/33 | GEORGE N. & GEORGIA SIOUCOS; 16 BARBARA RD., DANVERS, MA 01923 |
| 138/ 4 | GUY J. & JOSEPHINE C. DeFILIPPO; 6 WILMORE AVE., BURLINGTON, MA 01803 |
| 138/ 5 | DANIEL STONE; 20 HARRIS AVE., HAMPTON, NH 03842 |
| 138/ 6 | SEE MAP 138/LOT 5 |
| 138/ 7 | SEE MAP 138/LOT 5 |
| 138/ 8 | ESTATE OF CATHERINE E. CONNERS; C/O JAMES B. CONNERS, 55 NEW CASTOR DR., LOWELL, MA 01854 |
| 138/31 | ALEXANDER B. & PANSY KNIGHT; 10 FOREST DR., SEABROOK, NH 03874 |
| 138/32 | MICHAEL L. & KATHLEEN C. O'REGAN; 10 MILL ST., BURLINGTON, MA 01803 |
| 138/33 | JOAN KING; 24 THORWALD AVE., HAMPTON, NH 03842 |
| 138/34 | SEE MAP 138/LOT 33 |

REFERENCE PLANS:
1. "REVISED PLAN OF NOBSEMAN'S BEST - HAMPTON BEACH, N.H." DATED OCT. 1923 BY JOHN W. DURGIN, C.E. PLAN NO. 6187.
2. "PLAN OF LOT NOS. 84 & 226 SURFSIDE PARK - HAMPTON BEACH, N.H." DATED OCT. 1946 BY JOHN W. DURGIN, C.E. PLAN NO. 1785-1.
3. "PLAN OF LOTS 13 & 15 NOBSEMAN'S BEST - HAMPTON BEACH, N.H." DATED SEPT. 1963 BY JOHN W. DURGIN, C.E. PLAN NO. 2203.
4. "PLAN OF LOT NO. 26 THORWALD AVENUE - HAMPTON BEACH, N.H." DATED JULY 13, 1981 BY JOHN W. DURGIN ASSOCIATES, INC. PLAN NO. 4314-1.

APPROVED HAMPTON PLANNING BOARD 8-20-86
Frank Chairman, Vice Chairman

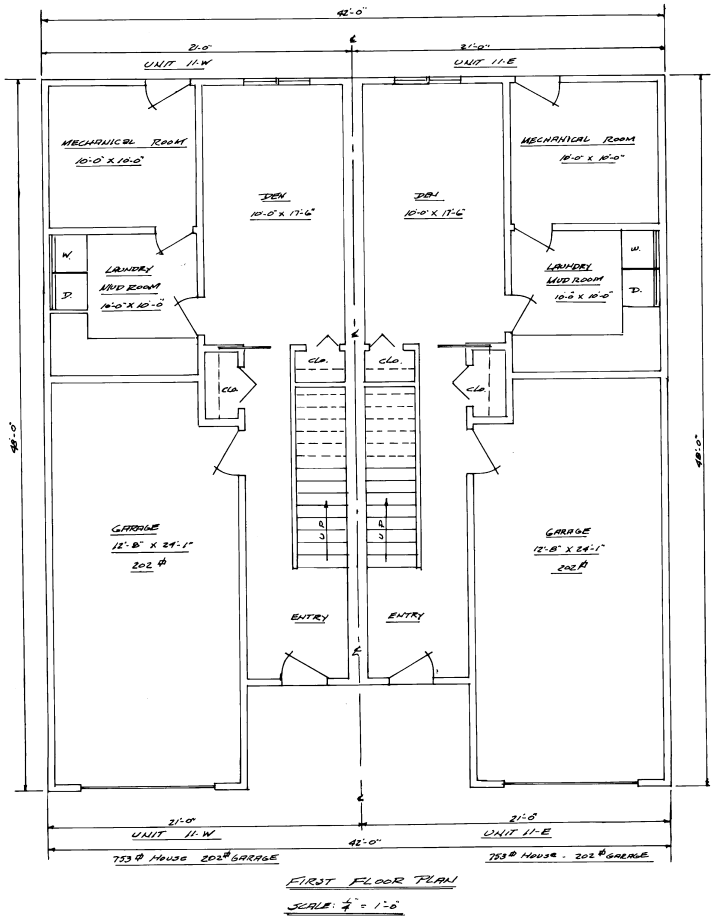
# SITE PLAN
# 520 WINNACUNNET ROAD
# HAMPTON, N.H.

SCALE: 1" = 10'  MAY 26, 1986

10 0 10 20 30 40 FEET
5 0 5 10 METERS

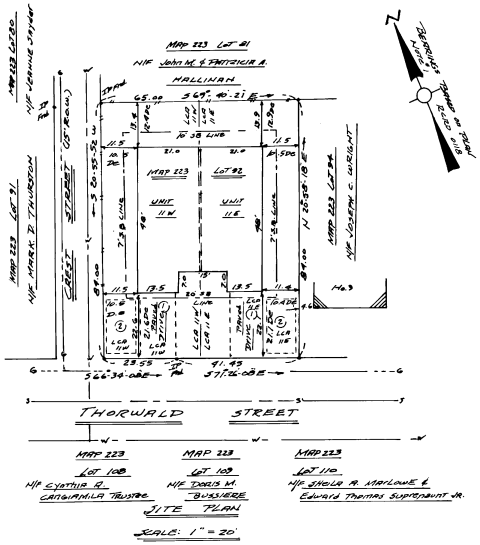
2006 APR 21 PM 3:17

023620



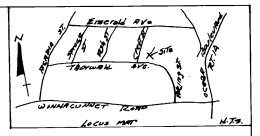

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"




SITE PLAN

SCALE: 1" = 20'




LEGEND:

| | |
|---|---|
| S.M.H. | = Sewer manhole |
| D.O.D.E. | = Drip edge overhang |
| C.O. | = Common Area |
| L.C.A. | = Limited Common Area |
| MAP-LOT | = Tax MAP & LOT number |
| ●I.P. Fnd | = Iron pipe found |
| ☐ o/P/L/S | = Utility Pole with Light |
| S.B. Line | = Set back Line |

RB ZONE REQUIREMENTS

| | |
|---|---|
| Minimum Frontage | 75' |
| Minimum Area | 14,000 ☐' |
| Front set back | 20' |
| Side setback | 7' |
| Rear setback | 10' |

NOTE:

1. Reference Plan Horsemans Rest Hampton "Beach N.H. Oct. 1953 "By John W. Durgin C.E. Plan Record Plan No. 0118 and Proposed Foundation Plan and As "Built Plan for Mark Thurston 11 Thorwald Street Hampton N.H. 1/1/2006 "By E.J. Cote and Associates Inc. Plan No. 2-62-3034.
2. Fire Hydrants Located at Winnacunnet Road & Meadow Avenue & Emerald Avenue corner of 84th Street. Street Light located at the Corner of Thorwald & Crest Streets.
3. Property Located in the RB Zone and Zone X as shown on Firm Map 330132 - 0041 E of Gbi May 17, 2005.
4. Property Survey is based on a Random Traverse with a Closure of greater than 1 in 10000.
5. Total Lot Area 5000 ☐' with 30% of the Lot area being Pervious.
6. This Property is Served By the Town of Hampton Sanitary Sewer and Aquarian Water Co.
7. VARIANCE ARTICLE 4.11 Minimum Lot Size Area for Dwelling Unit for Condex Units Approved By the Zoning Board of Adjustment Approved 10/16/03.

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND EXISTING IMPROVEMENTS SHOWN THEREON AND; TO THE EXTENT FEASIBLE ALL EASEMENTS APPURTENANT THERETO, AND THAT ALL UNITS DEPICTED THEREON HAVE BEEN SUBSTANTIALLY COMPLETED, UNLESS OTHERWISE NOTED, AND THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20-I, II, V.

JANUARY 12 2006 — Ernest J. Cote LLS 387

PURSUANT TO RSA 676:18 III AND RSA 672:14

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

January 12 2006 — Ernest J. Cote LLS 387

OWNER OF RECORD
MARK THURSTON
23 FIELDING LANE
HAMPTON, N.H. 03842
MAP 223 LOT 92, 5000 ☐'

APPROVED BY THE HAMPTON N.H. PLANNING BOARD ON 2/9/06 BY THE
CHAIRMAN _____,
SECRETARY _____,
MEMBERS _____,
_____,

| No. | Date | Revision Description | By |
|---|---|---|---|
| 2 | 2-08-06 | Owner of Record added. | E.Cote |
| 1 | 2-2-06 | Planner memo 1-25-06 Planning Revisions | E.Cote |

CONDOMINIUM CONVERSION

PLAN FOR

11 W & 11 E THORWALD STREET

HAMPTON N.H.

SCALE: Site Plan 1"=20' JANUARY 12 2006
Floor Plans 1/4"=1'-0"

Tax Map 223 Lot 92

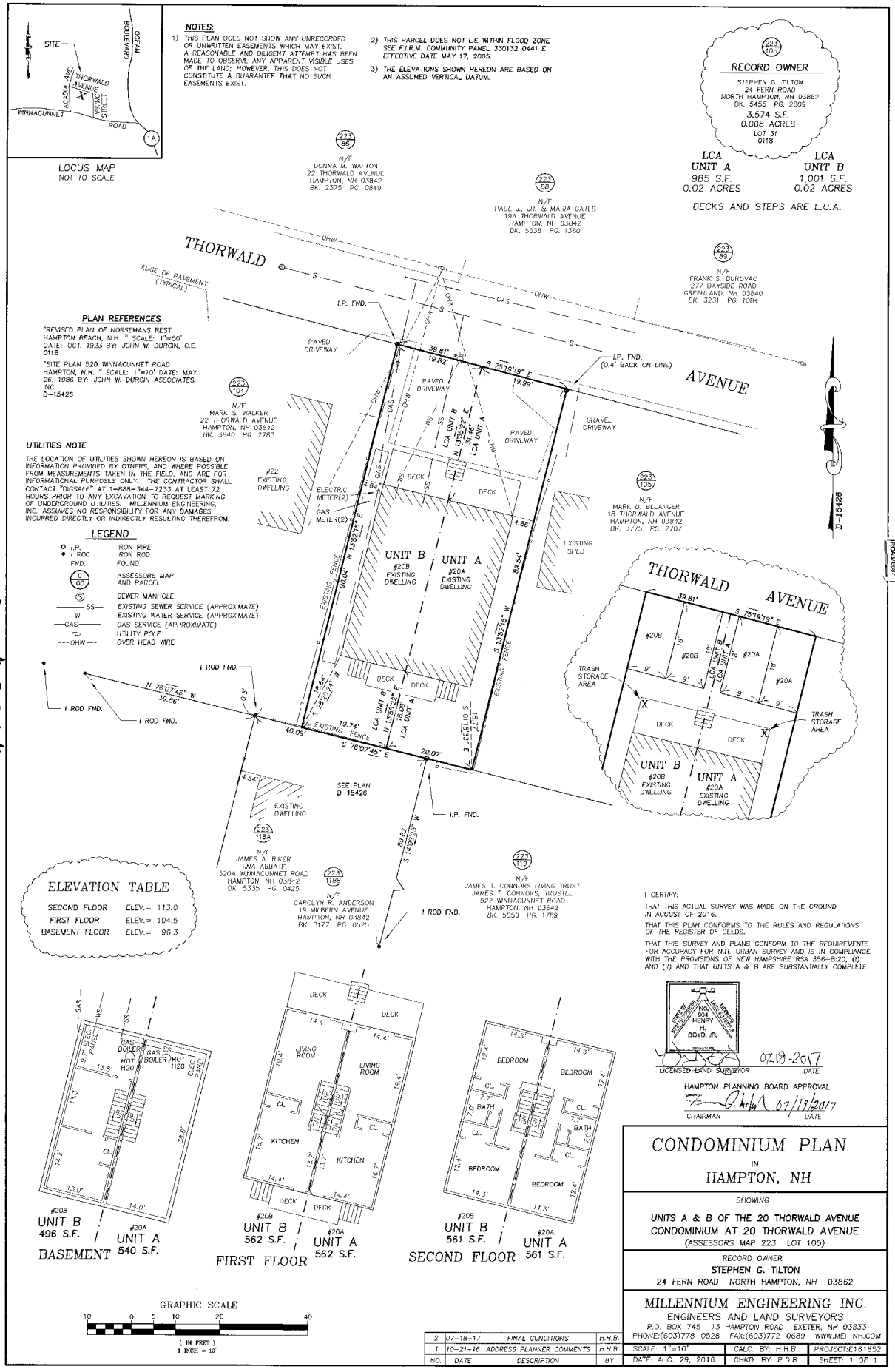

E.J. COTE & ASSOCIATES INC.
LAND SURVEYORS Tel: 926-9878
34 RINK'S LANE
HAMPTON, N.H. 03842 PLAN No. 9-62-3034


D-33694 sheet 1 of 2

SHEET 1 OF 2

Printed from Internet for on 4/14/2015

This is more recent than the work I did..... hope it fits....


LOCUS MAP
NOT TO SCALE
SITE
THORWALD AVENUE
ACCESS AVE
SERVICE STREET
WINNACUNNET ROAD
ROUTE 1A
NH 320
NOTES:
1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
2) THIS PARCEL DOES NOT LIE WITHIN FLOOD ZONE SEE F.I.R.M. COMMUNITY PANEL 330132 0441 E EFFECTIVE DATE MAY 17, 2005.
3) THE ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED VERTICAL DATUM.
RECORD OWNER
STEPHEN G. TILTON
24 FERN ROAD
NORTH HAMPTON, NH 03862
BK. 5455 PG. 2809
3,574 S.F.
0.008 ACRES
LOT 3I
0118
LCA UNIT A
985 S.F.
0.02 ACRES
LCA UNIT B
1,001 S.F.
0.02 ACRES
DECKS AND STEPS ARE L.C.A.
N/F
DONNA M. WALTON
22 THORWALD AVENUE
HAMPTON, NH 03842
BK. 2375 PG. 0849
N/F
PAUL J., JR. & MARIA GATES
19A THORWALD AVENUE
HAMPTON, NH 03842
BK. 5538 PG. 1380
N/F
FRANK S. DUROVAC
277 BAYSIDE ROAD
GREENLAND, NH 03840
BK. 3231 PG. 1084
THORWALD AVENUE
EDGE OF PAVEMENT (TYPICAL)
I.P. FND.
I.P. FND. (0.4' BACK ON LINE)
PAVED DRIVEWAY
GRAVEL DRIVEWAY
PLAN REFERENCES
"REVISED PLAN OF NORSEMANS REST HAMPTON BEACH, N.H. " SCALE: 1"=50' DATE: OCT. 1923 BY: JOHN W. DURGIN, C.E. 0118
"SITE PLAN 520 WINNACUNNET ROAD HAMPTON, N.H. " SCALE: 1"=10' DATE: MAY 26, 1986 BY: JOHN W. DURGIN ASSOCIATES, INC. D-15426
N/F
MARK S. WALKER
22 THORWALD AVENUE
HAMPTON, NH 03842
BK. 3840 PG. 2783
UTILITIES NOTE
THE LOCATION OF UTILITIES SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY OTHERS, AND WHERE POSSIBLE FROM MEASUREMENTS TAKEN IN THE FIELD, AND ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST MARKING OF UNDERGROUND UTILITIES. MILLENNIUM ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED DIRECTLY OR INDIRECTLY RESULTING THEREFROM.
#22 EXISTING DWELLING
ELECTRIC METER(2)
GAS METER(2)
DECK
UNIT B
#20B
EXISTING DWELLING
UNIT A
#20A
EXISTING DWELLING
EXISTING FENCE
EXISTING SHED
N/F
MARK G. BILLINGLY
19 THORWALD AVENUE
HAMPTON, NH 03842
BK. 3775 PG. 2707
D-15426
LEGEND
I.P. IRON PIPE
I ROD IRON ROD
FND. FOUND
ASSESSORS MAP AND PARCEL
SEWER MANHOLE
SS EXISTING SEWER SERVICE (APPROXIMATE)
W EXISTING WATER SERVICE (APPROXIMATE)
GAS GAS SERVICE (APPROXIMATE)
UTILITY POLE
OHW OVER HEAD WIRE
I ROD FND.
N 26°07'45" W 39.86'
S 76°07'45" E 40.09'
S 13°52'15" W 89.54'
N 13°52'15" E 90.04'
S 26°20'24" W 18.64'
N 13°52'15" E 18.08'
S 13°52'15" W 2.78'
19.74'
20.07'
4.86'
4.62'
4.54'
0.3'
SEE PLAN D-15426
EXISTING DWELLING
N/F
JAMES A. RIKER
TINA AUBAIF
520A WINNACUNNET ROAD
HAMPTON, NH 03842
BK. 5335 PG. 0425
N/F
CAROLYN R. ANDERSON
19 MILBERN AVENUE
HAMPTON, NH 03842
BK. 3177 PG. 0529
N/F
JAMES T. CONNORS LIVING TRUST
JAMES T. CONNORS, TRUSTEE
529 WINNACUNNET ROAD
HAMPTON, NH 03842
BK. 5050 PG. 1789
S 14°08'25" W 89.82'
ELEVATION TABLE
SECOND FLOOR ELEV.= 113.0
FIRST FLOOR ELEV.= 104.5
BASEMENT FLOOR ELEV.= 96.3
I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN AUGUST OF 2016.
THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.
THAT THIS SURVEY AND PLANS CONFORM TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY AND IS IN COMPLIANCE WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 356-B:20, (I) AND (II) AND THAT UNITS A & B ARE SUBSTANTIALLY COMPLETE.
NO. 904 HENRY H. BOYD, JR.
LICENSED LAND SURVEYOR
07-18-2017
DATE
HAMPTON PLANNING BOARD APPROVAL
CHAIRMAN
07/19/2017
DATE
#20B UNIT B 496 S.F. / #20A UNIT A 540 S.F.
BASEMENT
#20B UNIT B 562 S.F. / #20A UNIT A 562 S.F.
FIRST FLOOR
#20B UNIT B 561 S.F. / #20A UNIT A 561 S.F.
SECOND FLOOR
GRAPHIC SCALE
10 0 5 10 20 40
( IN FEET )
1 INCH = 10'
CONDOMINIUM PLAN
IN
HAMPTON, NH
SHOWING
UNITS A & B OF THE 20 THORWALD AVENUE CONDOMINIUM AT 20 THORWALD AVENUE
(ASSESSORS MAP 223 LOT 105)
RECORD OWNER
STEPHEN G. TILTON
24 FERN ROAD NORTH HAMPTON, NH 03862
MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM
SCALE: 1"=10' CALC. BY: H.H.B. PROJECT:E161852
DATE: AUG. 29, 2016 CHKD. BY: P.D.B. SHEET: 1 OF 1
2 07-18-17 FINAL CONDITIONS H.H.B.
1 10-21-16 ADDRESS PLANNER COMMENTS H.H.B.
NO. DATE DESCRIPTION BY.

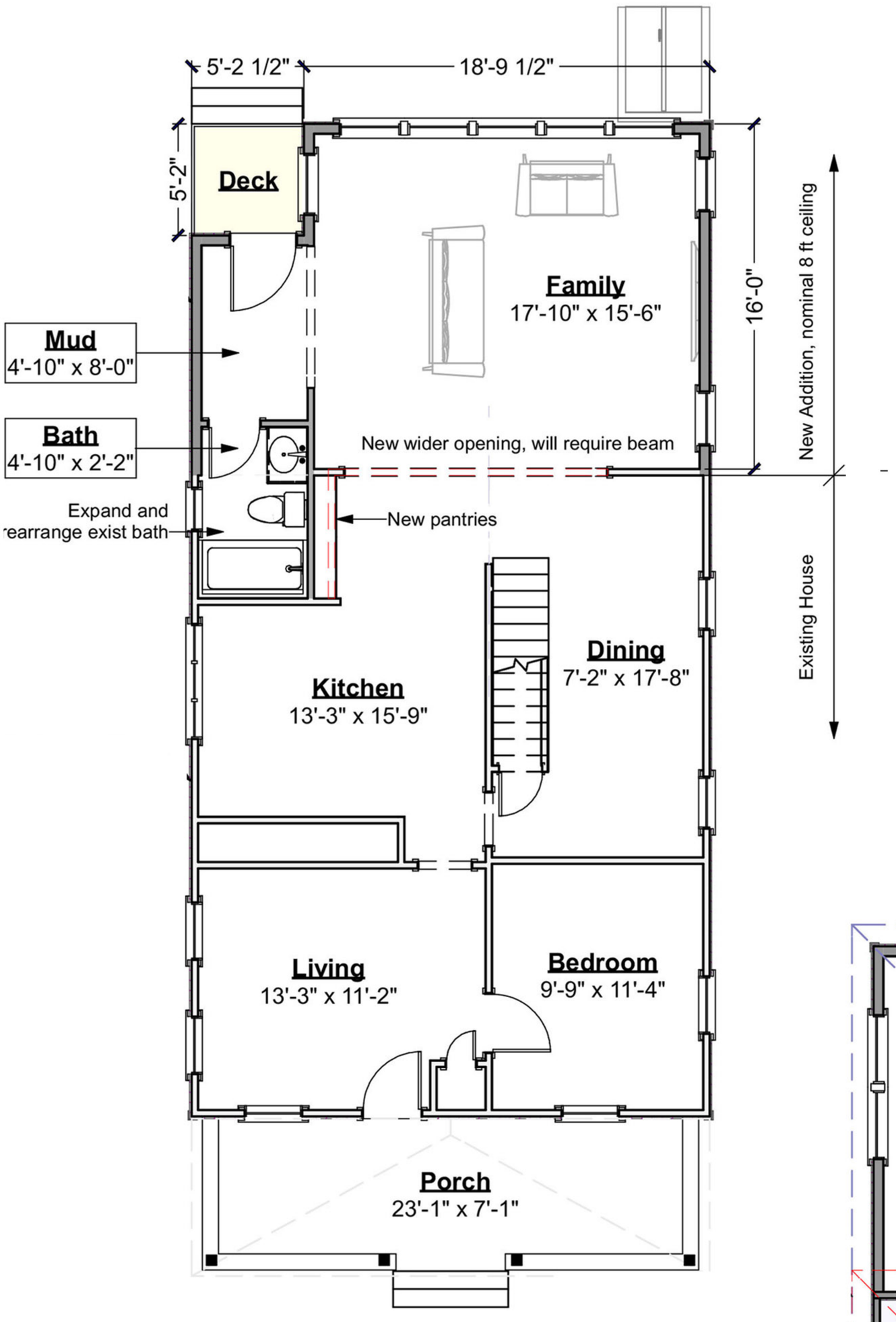
D-40314

2017 AUG 11 PM 2:32 034756

# PROPOSED RENOVATON
# 16 THORWALD AVENUE

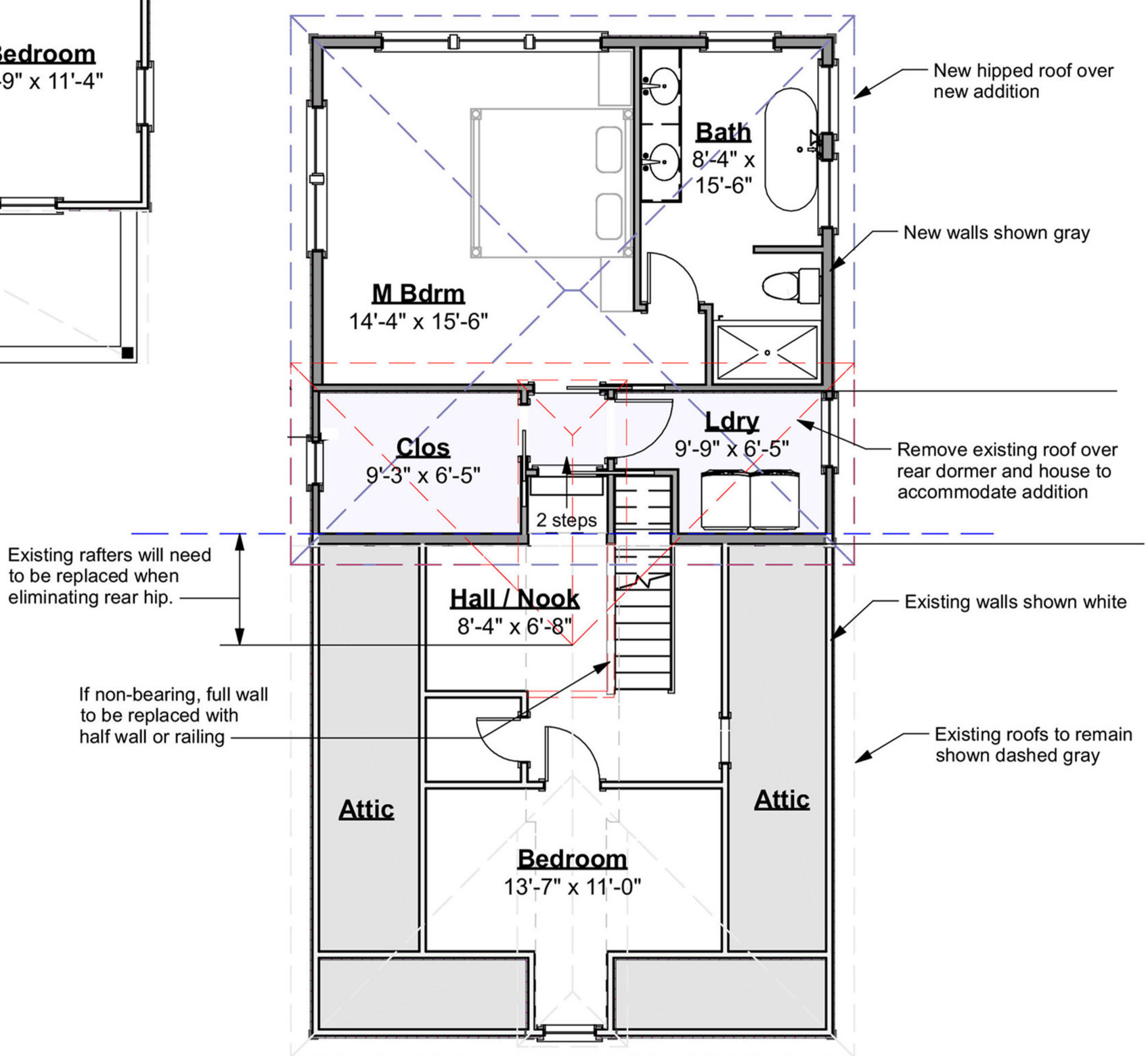
FROM CLIENT REVIEW SET BY ARTFORM ARCHITECTURE, INC.

# PROPOSED RENOVATON
# 16 THORWALD AVENUE



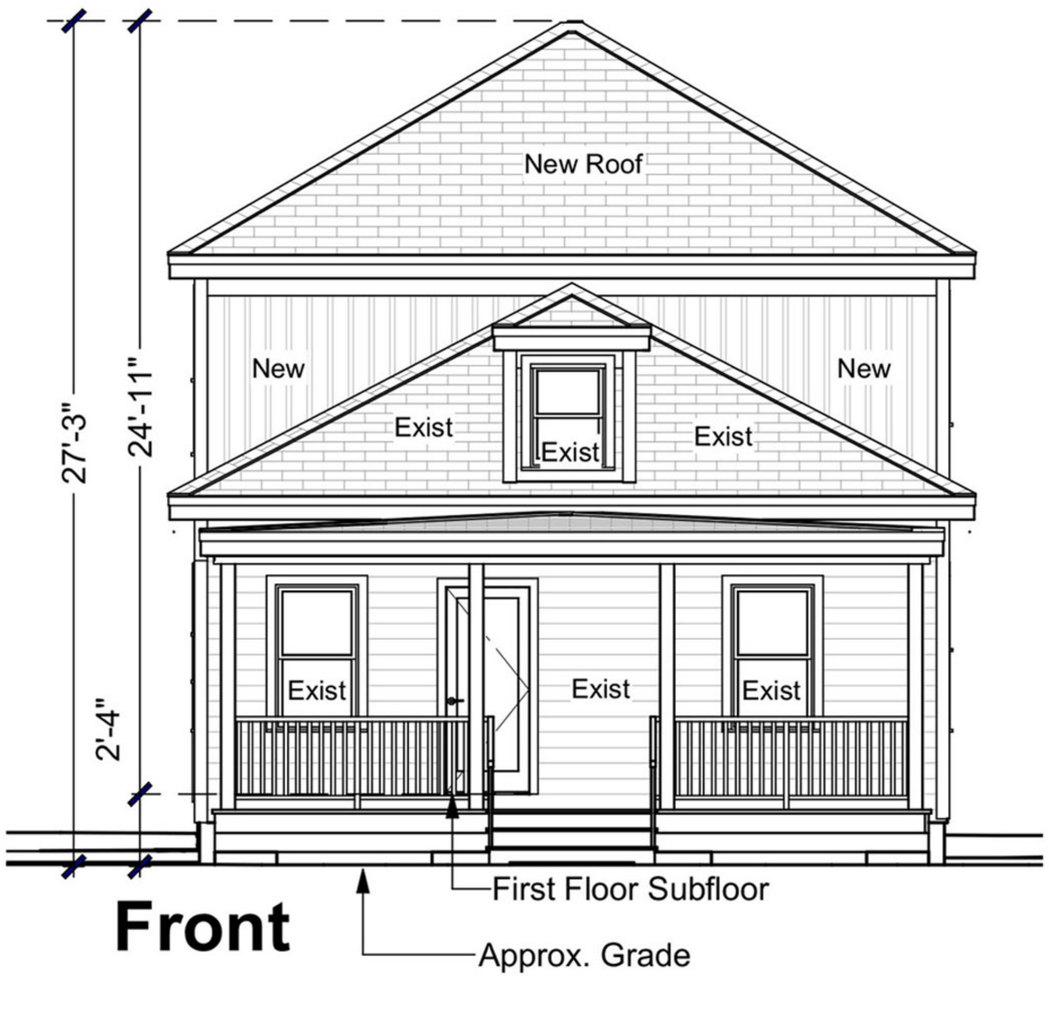

## FIRST FLOOR

## SECOND FLOOR

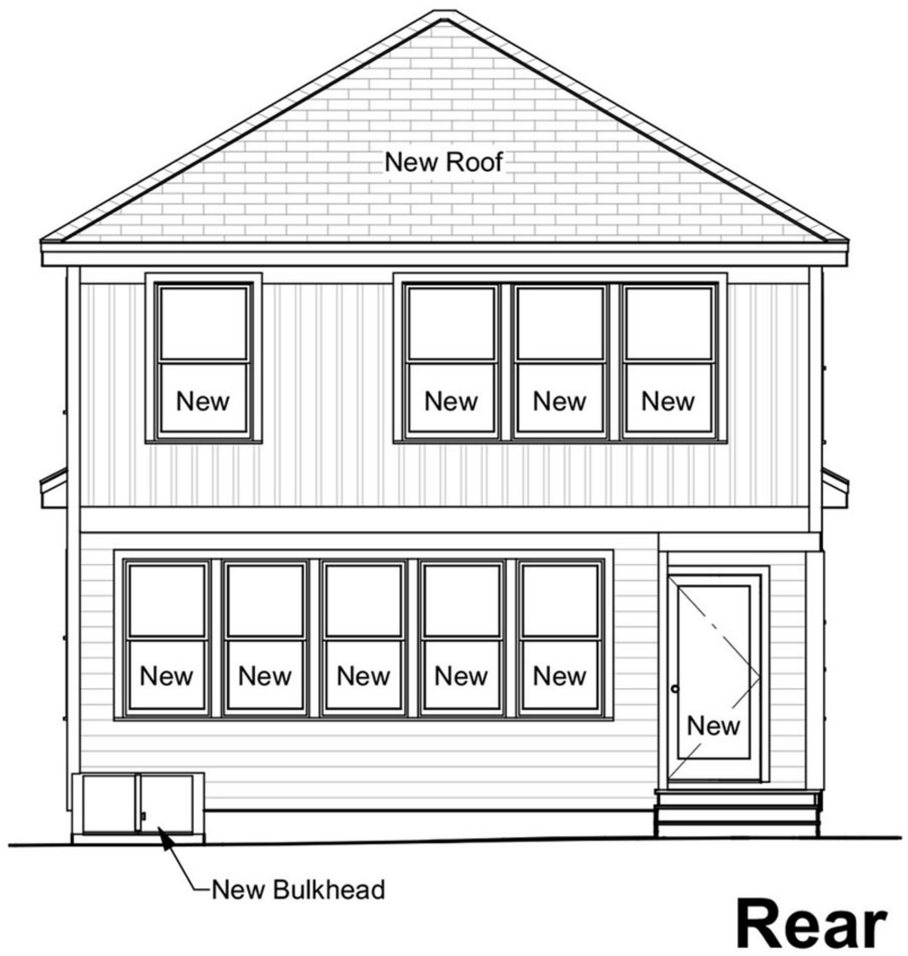



FROM CLIENT REVIEW SET BY ARTFORM ARCHITECTURE, INC.

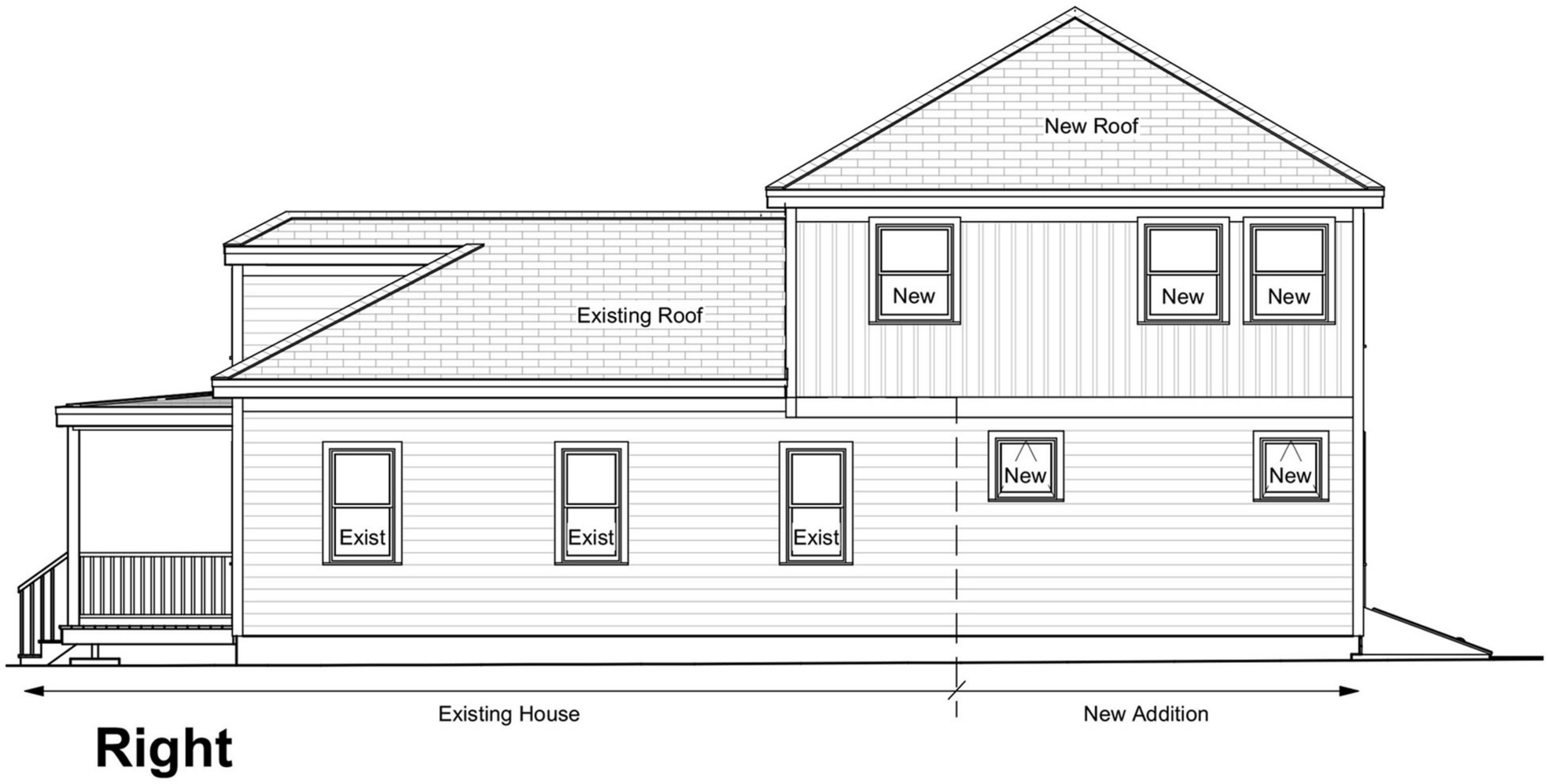
# PROPOSED RENOVATON
# 16 THORWALD AVENUE



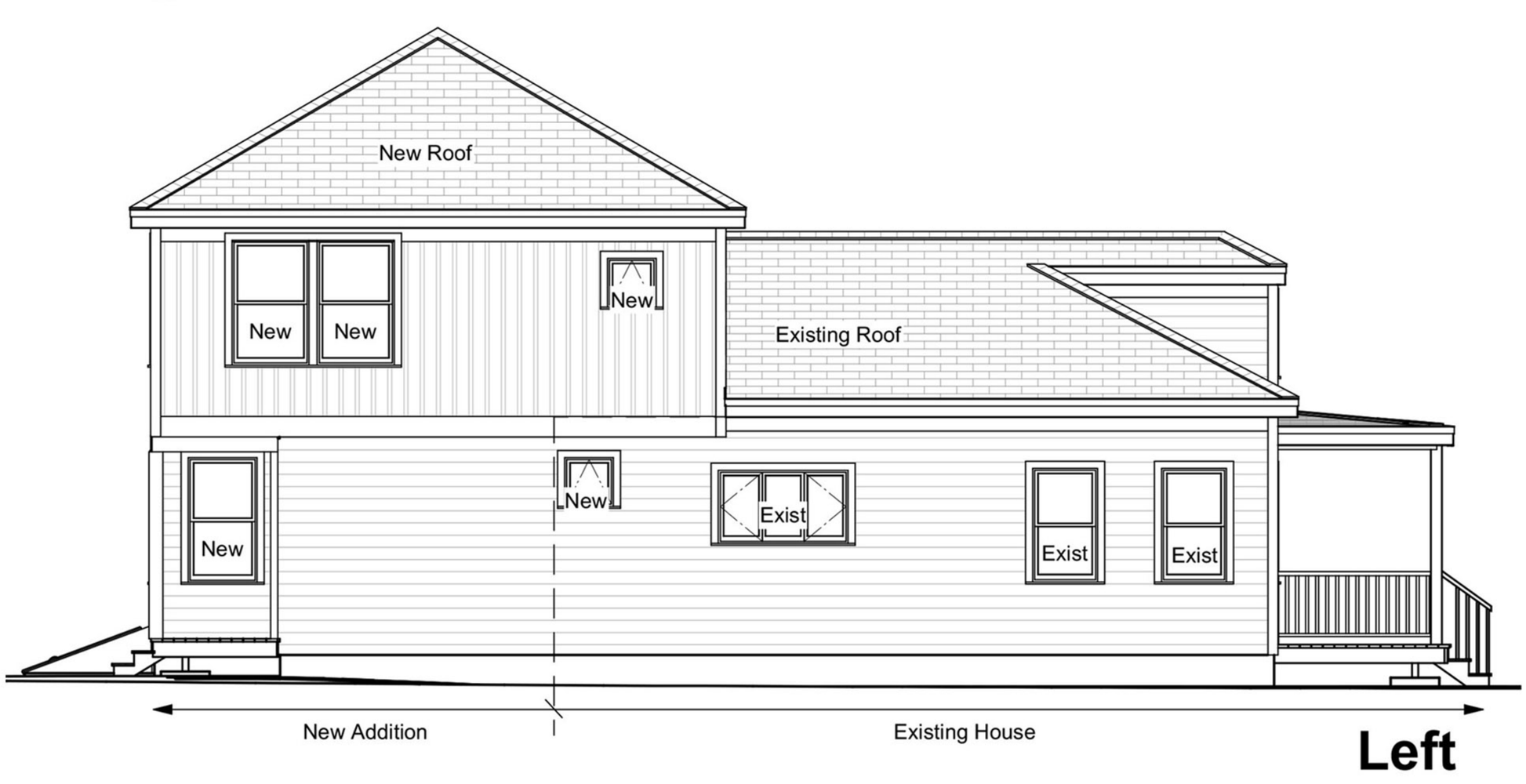

**Front**




**Rear**




**Right**




**Left**

FROM CLIENT REVIEW SET BY ARTFORM ARCHITECTURE, INC.

# PETITION SUBMITTAL CHECKLIST

**To be placed on the agenda and to preclude any unnecessary delays, you must ensure your petition submittal contains all the required information or the petition will be rejected. It is highly advisable that you meet with the Building Inspector prior to submitting your application.**

☒ A. Submit a completed *Petition for Relief* application including filing fee - the fee is $200, plus $10 for each abutter, and $10 for the petitioner.

☒ B. Submit a clear, complete, and accurate Plot Plan showing existing structures. Complete dimensions of the structure(s), footprint(s) as well as distances to **property lines** (not to the edge of the roadway), as measured from the drip edge must be shown. If there are two or more structures, the distance between the structures must be shown, again as measured from the drip edge. Show NORTH with an arrow in the upper right corner.

☒ C. Submit a clear, complete, and accurate Plot Plan showing proposed structures. All dimensions as listed above for the existing structure must be shown. In addition, if structures on abutting properties are within **15** feet of the property line, indicate that distance also. Show NORTH with an arrow in the upper right. ***Note:*** *It may be possible to show both existing and proposed structures on one plan, especially if there is a simple addition or a second building. If the plan appears cluttered or is confusing, use a separate sheet for the proposed structure(s).*

☒ D. Dimensional relief requests (setback, area, frontage, etc.) must be accurate and may require confirmation by a licensed surveyor.

☒ E. Ensure abutting streets are labeled on the plot plan.

☒ F. Include the designation of all required parking spaces [9’ x 18’] on the proposed plot plan.

☒ G. On both existing and proposed Plot Plans, indicate the square footage of the land and square footage of the buildings.

☒ H. Submit North, South, East, and West Elevation Plans for both the existing structure(s) and the proposed structure(s) or room addition(s) including overall height of structure(s).

☒ I. Submit Floor Plans of the proposed structure(s) or room addition(s) having room designations shown.

☒ J. Submit both an Abutters List and Mailing Labels (3 sets) which identifies the names and legal mailing addresses of all abutters. Please see the Abutters List section for instructions to assist in the development of the list and labels**.** *If your property is in the Groundwater Protection District you must include Aquarion Water Company of New Hampshire on the abutters list.*

☒ K. Submit a completed Impervious Coverage Form if the property is either in the *Groundwater Protection District* or if the property will exceed the maximum Impervious Coverage for the *Zone*. Instructions to assist in the development of the Impervious Coverage calculation are provided on the form.

**The original application, fees and all required documents must be submitted with eight (8) additional copies at the time of submission.**

**Please bring a copy of your entire submission to the ZBA Hearing since you will have to read necessary portions of your relief package into the record.**

*Revised May 2023*

**PETITION#_____**

## PETITION FOR RELIEF

Owner's Name: Jennifer L. O'Mahony Phone Number: 603 205-9808

Mailing Address: 16 Thorwald Avenue, Hampton, NH 03842

Petitioner's Name (If different from owner): _____

Mailing Address: _____ Phone Number: _____

Option Holder: _____

Property Address: 16 Thorwald Avenue Map: 223 Lot: 107 Zone: RB

Please check one or more of the following:
Description of Property (check one or more of the following):
___ Vacant Lot X Single dwelling unit ____ Duplex (two dwelling units in one or more buildings)
____ Multi-family (three or more dwelling units in one or more buildings) _____ Commercial

Specify lot size (in feet): Frontage 40 Left Side 88.2 Right Side 87.5 Rear 40

Leased Land: Is this property now or was this property ever leased land? ___ Yes X No
If yes, attach a copy of the original Deed from the Town and schedule an appointment with the Building Inspector.

Wetlands: Does the proposed project fall within the Town's 50-foot wetland buffer or the100-foot State wetland buffer? ___Yes X No
If yes, and relief is sought only to Section 2.3 of the Zoning Ordinance, "Wetlands Conservation District," schedule an appointment with the Building Inspector.

Flood Zone: Is this property within a flood zone? ___Yes X No If yes, indicate what zone _____

Groundwater Protection District: Is this property within the Groundwater Protection District? X Yes
___No
If yes, attach a completed *Impervious Coverage Form.*

Please check the appropriate box(es) to indicate the type of relief you are seeking from the Board:

| | | | | | |
|---|---|---|---|---|---|
| ***Petition for:*** | A. Variance | ☒ | ***Appeal of:*** | D. Administrative Decision | ☐ |
| | B. Special Exception | ☐ | | E. Building Code Decision | ☐ |
| | C. Equitable Waiver of Dimensional Requirement | ☐ | | | |

*Revised May 2023*

Description of Proposed Project:

**Renovation of existing cottage with partial second story addition.**

*Please fill in the section(s) that follow which corresponds to the type of Petition or Appeal you have indicated above.*

**A. <u>If a Petition for a Variance:</u>**

Relief from Zoning Ordinance Article(s): Identify all relief being sought.

| Section(s) #: (e.g., 4.5.1 front setback) | Requirement: (e.g., 20 feet) | Proposed: (e.g., 16 feet) |
|---|---|---|
| **1.3 expansion of non-conforming use** | **no expansion of non-conformity** | **addition in side setback** |
| **4.5.2 side setback** | **4' required** | **existing 2.3' (oh 0.9')** |
| **2.5.5B Groundwater Protection** | **25% impervious coverage** | **5% new over pre-existing 56%** |
| **6.3.11 stacked parking** | **stacked parking = 1 space** | **maintain pre-existing 2 spaces** |
| | | |
| | | |
| | | |

*List additional Zoning relief on a separate sheet of paper.*

Facts that support each requested variance: (If additional space is required, use separate sheet of paper)

1. Granting the variance would not be contrary to the public interest because:

   **This variance would allow me to improve the quality of the interior and exterior of my home. The architect's plans show that the historical bungalow style will be maintained and beautified. The addition is modest as to blend with surrounding homes, and the improved exterior will be appreciated by my neighbors.**

2. By granting the variance, the spirit of the ordinance would be observed because:

   **We are trying with this proposal to enlarge the structure as little as possible to create the living space that we need, especially where it does not conform with the rules, such as reducing the width of the roof overhang where the west side of the structure is being extended.**

3. Granting the variance, would do substantial justice because:

   **My family of 4 has been living in and loving this home for over 20 years, but the existing living space is simply not adequate. My younger son's bedroom is barely larger than his twin bed. This addition would allow him to have a reasonable bedroom, give us all a second bathroom, allow our laundry to be somewhere other than our 3 season porch, and give us a living room large enough to entertain family and friends, all things normally expected in a home today.**

4. Granting the variance, would not diminish the value of surrounding properties because:

**My home will preserve the historical value of the original neighborhood. Increasing the size of the structure to meet modern expectations for living space, bringing the structure up to code, and providing badly needed upgrades to the exterior will increase property values in the neighborhood.**

5. Literal enforcement of the provisions of the ordinance would result in an "unnecessary hardship" meaning that, owing to special conditions of the property that distinguish it from other properties in the area, because:

   a) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

   **Most of the homes in the area with year round residents have been enlarged or rebuilt, and I can't believe that the rules I am asking for relief from are intended to prevent us from providing adequate living space for my family.**

   And,

   b) The proposed use is a reasonable one because:

   **The existing living space is not reasonable for a family of 4, and the proposal seeks to create the needed expansion with minimal changes to the existing building footprint, and with the new second story addition encompassing only half of the whole structure.**

If criteria a) and b) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot reasonably be used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it. If applicable, please set forth all facts as to why the qualification is met:

**I believe criteria a) and b) are established.**

## SIGNATURE

***The applicant, by signing below, acknowledges that the granted variances are only for this proposed plan.*** In cases where the Building Inspector or the Board determines there is a substantive change to the plan; the variances are no longer valid, and the applicant **is required to submit a new application** to the Board. Additionally, the applicant must ensure that, after this Board's approval all other required approvals are obtained (e.g., deed restriction relief; Conservation Commission approval, Planning Board approval, State approval, Federal (FEMA) approval etc.) before obtaining a building permit and proceeding with the project.

Date: 8-18-23 Signed: Jennifer L O'Mahony
(Signature of applicant(s) ***only*** must appear here)

Date: 8-18-23 Signed: Jennifer L O'Mahony
(Signature of current property owner(s) ***only*** must appear here)

**DO NOT FILL IN BELOW THIS LINE ... FOR BOARD USE ONLY**

Check the appropriate box to indicate the approved motion:

☐ Motion to Grant Petition Vote: _____

☐ Motion to Grant Petition with Conditions Vote: _____
Conditions upon which petition is granted:

_____

_____

_____

☐ Motion to Deny Petition Vote: _____
Findings of Fact for not granting petition:

_____

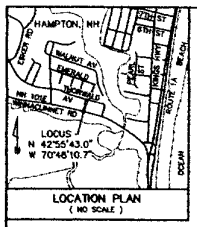
_____

_____

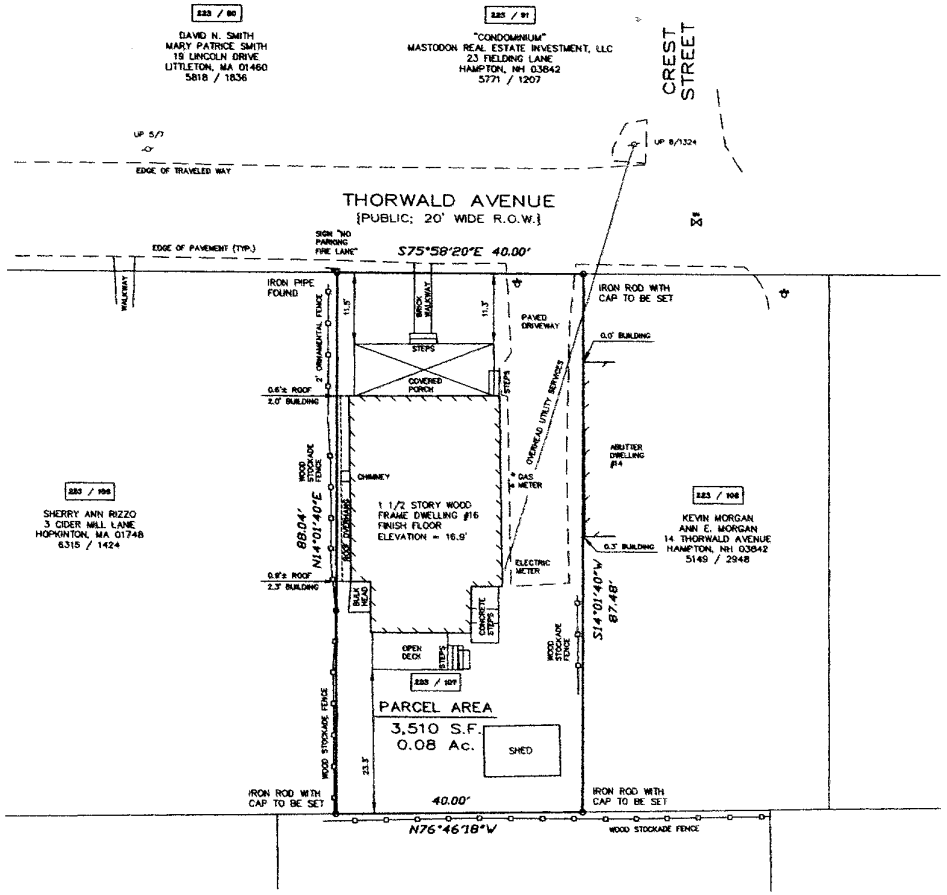
☐ Motion to Withdraw without Prejudice Vote: _____

Date: _____ Chairman _____

Clerk _____




LOCATION PLAN
( NO SCALE )




## REFERENCE PLANS:

1.) REVISED PLAN OF NORSEMANS REST, HAMPTON BEACH, N.H. SCALE: 1" = 50'; DATED: OCTOBER 1923; BY: JOHN W. DURGIN, C.E. RECORDED R.C.R.D. PLAN 0118.

## NOTES:

1.) OWNER OF RECORD:

JENNIFER L. O'MAHONY
16 THORWALD AVENUE
HAMPTON, NEW HAMPSHIRE 03842
S.C.R.D. VOLUME 6448, PAGE 1832

2.) 223 / 107 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) PARCEL AREA = 3,510 S.F. / 0.08 Ac.

4.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARIES AND EXISTING SITE CONDITIONS AS OF AUGUST 17, 2023..

5.) ZONING DISTRICT IS RB

DIMENSIONAL REQUIREMENTS:

| | |
|---|---|
| MINIMUM LOT AREA | = 10,000 S.F. |
| MINIMUM FRONTAGE | = 75 FEET |
| MINIMUM LOT WIDTH | = 60 FEET |
| MAXIMUM NUMBER OF STORIES / FEET | = 3 / 35 FEET |
| BUILDING SETBACK REQUIREMENTS: | |
| FRONT SETBACK | = 20 FEET * |
| SIDE SETBACK | = 10 / 12 FEET * |
| REAR SETBACK | = 10 FEET * |

* SUBJECT TO EXCEPTIONS

6.) THE SUBJECT PARCEL IS OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330132; PANEL 0441; SUFFIX F; MAP NUMBER 33015C0441F; EFFECTIVE DATE JANUARY 29, 2021. .

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED AUGUST 14, 2023. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED AUGUST 14, 2023.

## LEGEND

S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
R.C.R.D. – ROCKINGHAM COUNTY REGISTRY OF DEEDS
---------- – EDGE OF PAVEMENT
-o- UP – UTILITY POLE
WSO – WATER SHUT OFF
WGV – WATER GATE VALVE

| NO. | DATE | DESCRIPTION | BY | CHK |
|---|---|---|---|---|
| | | REVISIONS | | |

| | | | |
|---|---|---|---|
| 23-2524 | BOUNDARY | 23-09 | 1-2, 4-6 |
| PROJECT NO | TYPE | FIELDBOOK & PAGES | |

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN." ( RSA 676:18 )

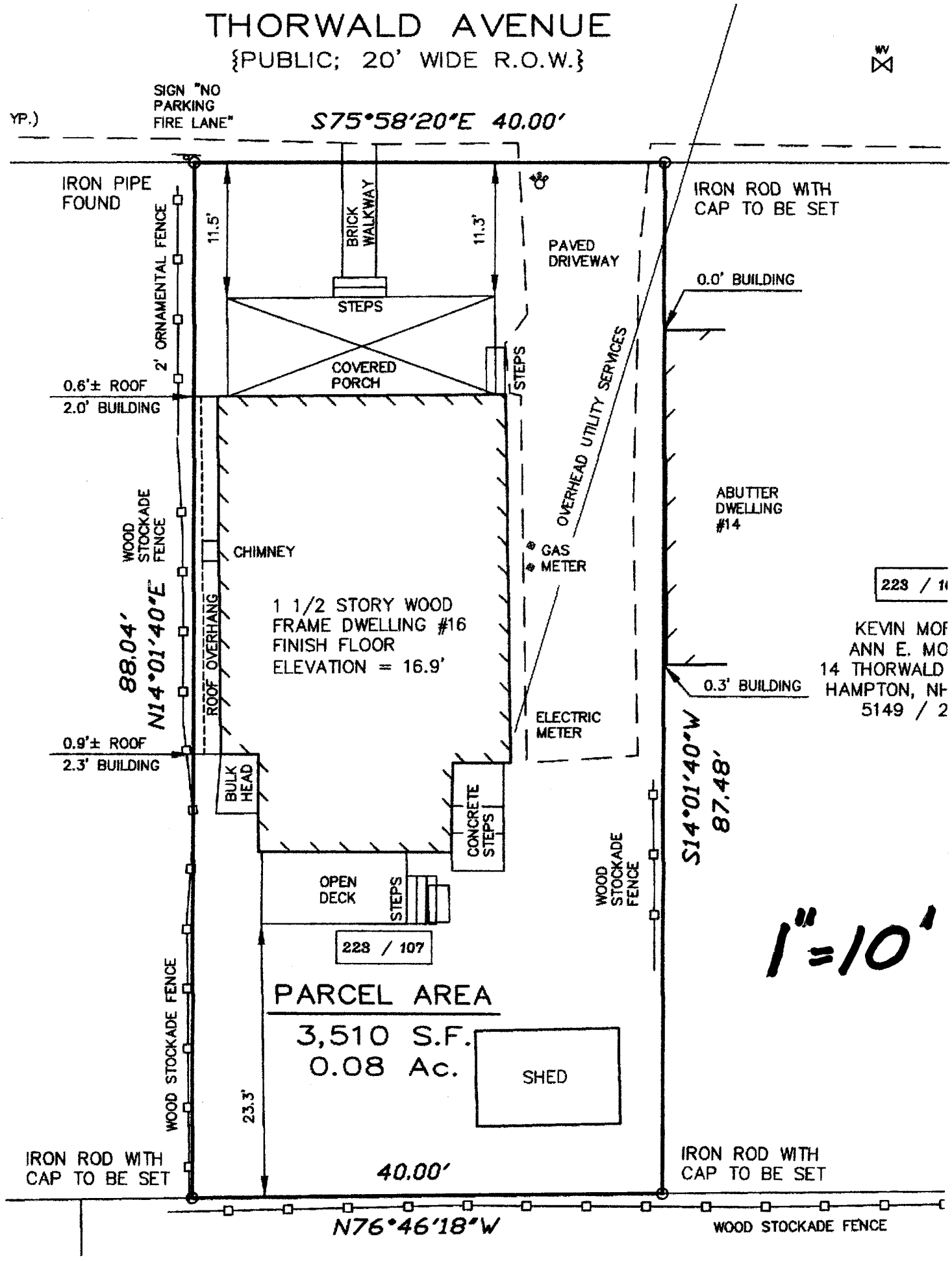
8/17/23
DATE: / KEVIN M. McENEANEY LLS # 663

# PLAN OF LAND
PREPARED FOR
JENNIFER L. O'MAHONY
TAX MAP 223, LOT No. 107
16 THORWALD AVENUE
TOWN of HAMPTON
COUNTY of ROCKINGHAM
STATE of NEW HAMPSHIRE

| | |
|---|---|
| DRAWN BY: RJM | FILE: 2524\DWGS\23-2524 10sc |
| SCALE: 1" = 10' | DATE: AUGUST 17, 2023 |

10 5 0 5 10 20 30 40


No. 663 KEVIN M. McENEANEY
McEneaney Survey Associates of NEW ENGLAND
P.O. Box 681 – 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
SURVEYING – PLANNING – CONSULTING


THORWALD AVENUE
{PUBLIC; 20' WIDE R.O.W.}
SIGN "NO PARKING FIRE LANE"
S75°58'20"E 40.00'
IRON PIPE FOUND
IRON ROD WITH CAP TO BE SET
2' ORNAMENTAL FENCE
11.5'
BRICK WALKWAY
11.3'
PAVED DRIVEWAY
0.0' BUILDING
STEPS
COVERED PORCH
STEPS
0.6'± ROOF
2.0' BUILDING
OVERHEAD UTILITY SERVICES
ABUTTER DWELLING #14
WOOD STOCKADE FENCE
CHIMNEY
GAS METER
88.04'
N14°01'40"E
ROOF OVERHANG
1 1/2 STORY WOOD FRAME DWELLING #16
FINISH FLOOR ELEVATION = 16.9'
223 / 1
KEVIN MOI
ANN E. MO
14 THORWALD
HAMPTON, NH
5149 / 2
0.3' BUILDING
ELECTRIC METER
0.9'± ROOF
2.3' BUILDING
BULK HEAD
CONCRETE STEPS
S14°01'40"W
87.48'
OPEN DECK
STEPS
WOOD STOCKADE FENCE
1"=10'
223 / 107
PARCEL AREA
3,510 S.F.
0.08 Ac.
SHED
WOOD STOCKADE FENCE
23.3'
IRON ROD WITH CAP TO BE SET
40.00'
IRON ROD WITH CAP TO BE SET
N76°46'18"W
WOOD STOCKADE FENCE

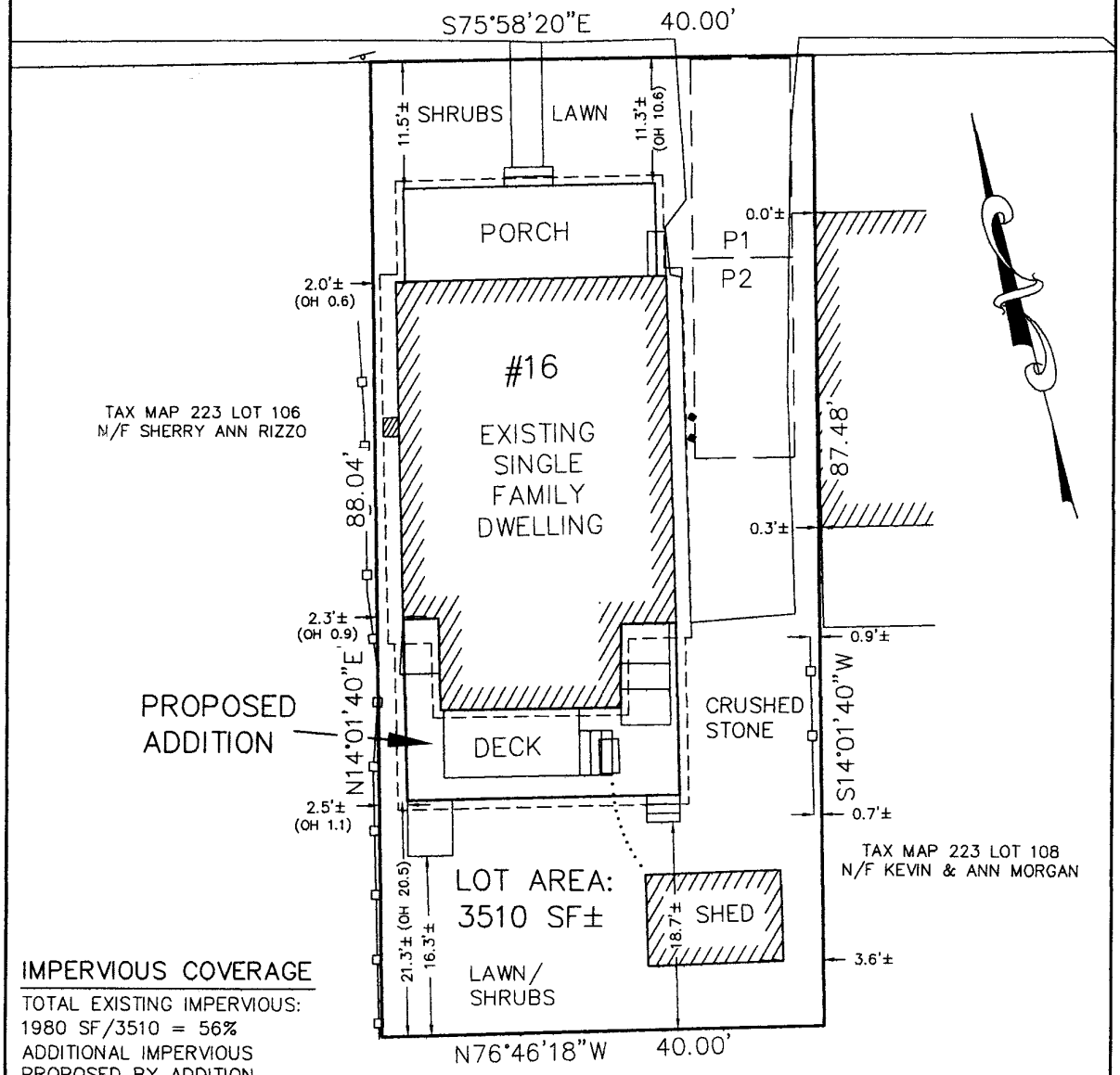
# ZONING BOARD APPLICATION PLAN
# 16 THORWALD AVENUE
# HAMPTON, NH

SCALE:1"=10' AUGUST 21, 2023

10 0 5 10 15 20

TAX MAP 223 LOT 90
N/F DAVID N. SMITH
& MARY PATRICE

TAX MAP 223 LOT 91
N/F MASTODON REAL
ESTATE INVESTMENT LLC




## IMPERVIOUS COVERAGE

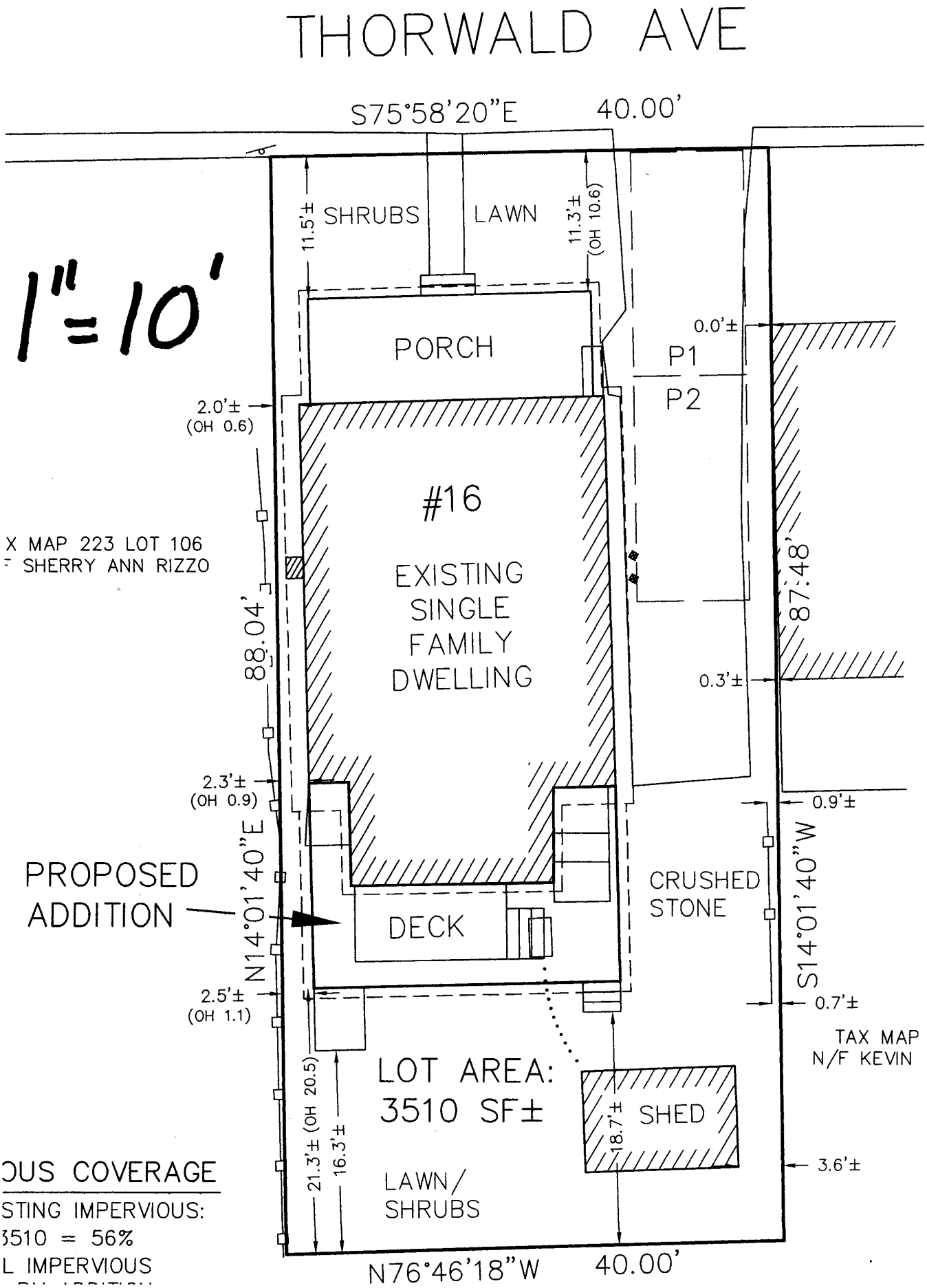
TOTAL EXISTING IMPERVIOUS:
1980 SF/3510 = 56%
ADDITIONAL IMPERVIOUS
PROPOSED BY ADDITION
178 SF/3510 = 5%
(SEE IMPERVIOUS FORM
FOR DETAILS)

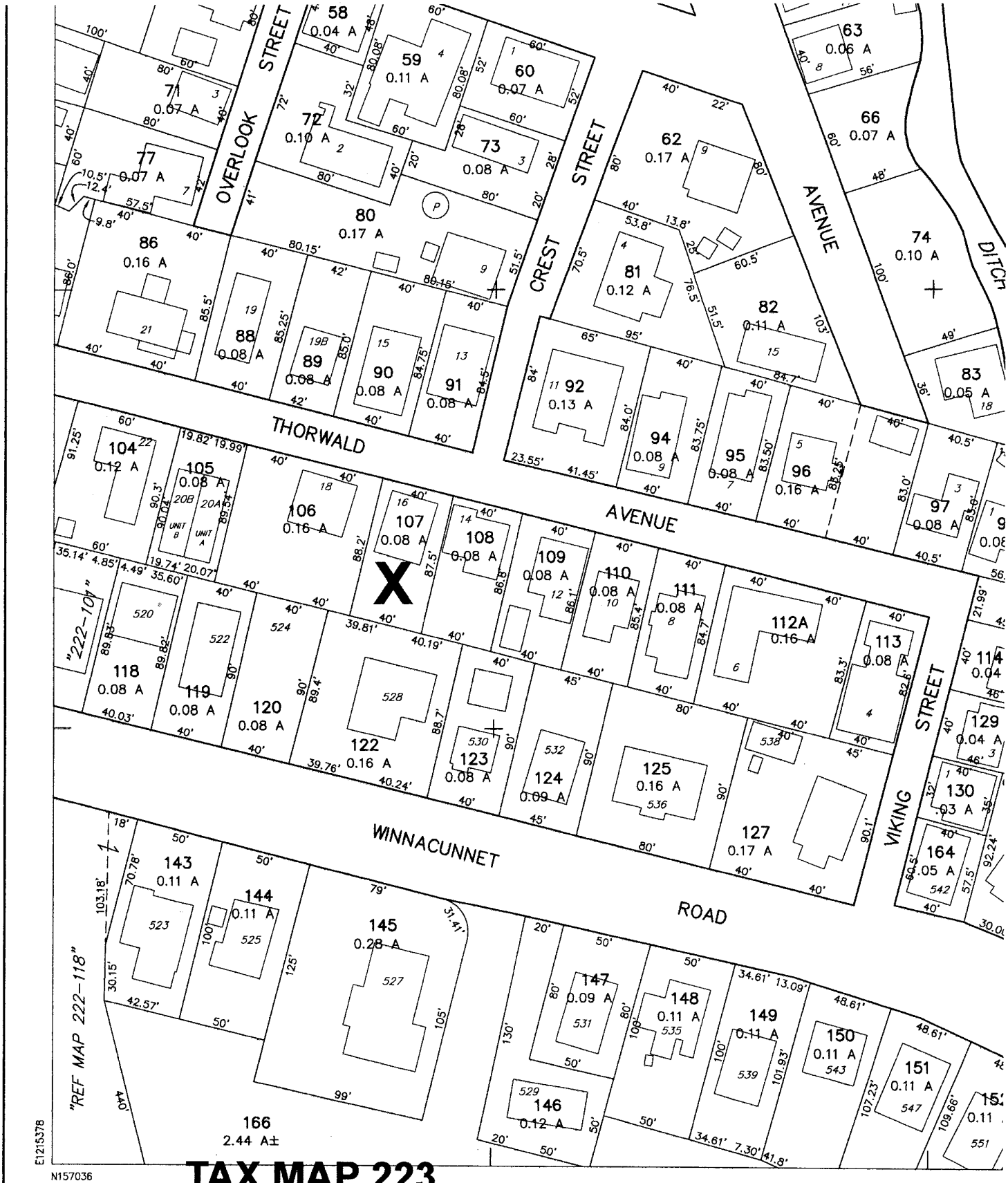
## NOTES

OWNER OF RECORD: JENNIFER L. O'MAHONY
16 THORWALD AVE, HAMPTON NH 03842
RCRD 6448-1632, RCRD PLAN 0118
REFERENCE BOUNDARY PLAN BY MCENEANY
SURVEY ASSOC. INCLUDED IN THIS APPLICATION

LOT AREA: 3510 SF±, TAX MAP 223 LOT 107
ZONE RB, GROUNDWATER PROTECTION DISTRICT
PROPERTY DOES NOT FALL WITHIN FEMA OR
DES SHORELAND PROTECTION JURISDICTION
PARKING SPACES SHOWN ARE 9'X18'

922


THORWALD AVE
S75°58'20"E 40.00'
1"=10'
11.5'± SHRUBS LAWN 11.3'± (OH 10.6)
PORCH
0.0'±
P1
P2
2.0'± (OH 0.6)
#16
EXISTING SINGLE FAMILY DWELLING
X MAP 223 LOT 106
F SHERRY ANN RIZZO
88.04'
87.48'
0.3'±
2.3'± (OH 0.9)
0.9'±
PROPOSED ADDITION
N14°01'40"E
DECK
CRUSHED STONE
S14°01'40"W
2.5'± (OH 1.1)
0.7'±
TAX MAP
N/F KEVIN
LOT AREA:
3510 SF±
SHED
18.7'±
21.3'± (OH 20.5)
16.3'±
3.6'±
LAWN/
SHRUBS
OUS COVERAGE
STING IMPERVIOUS:
3510 = 56%
L IMPERVIOUS
N76°46'18"W 40.00'




# TAX MAP 223

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.
IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE ORIGINAL HORIZONTAL DATUM WAS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD 1927. PRIOR TO DIGITIZING, C.A.I. CONVERTED THE DATUM TO NAD 1983.

PRODUCED IN 1996 BY

CAI Technologies
Precision Mapping, Geospatial Solutions

AREA . . .
DIMENSION
MATCH REFER
RIGHT OF WA

# 16 THORWALD AVENUE

## DATE OF PHOTOS: 8/16/23

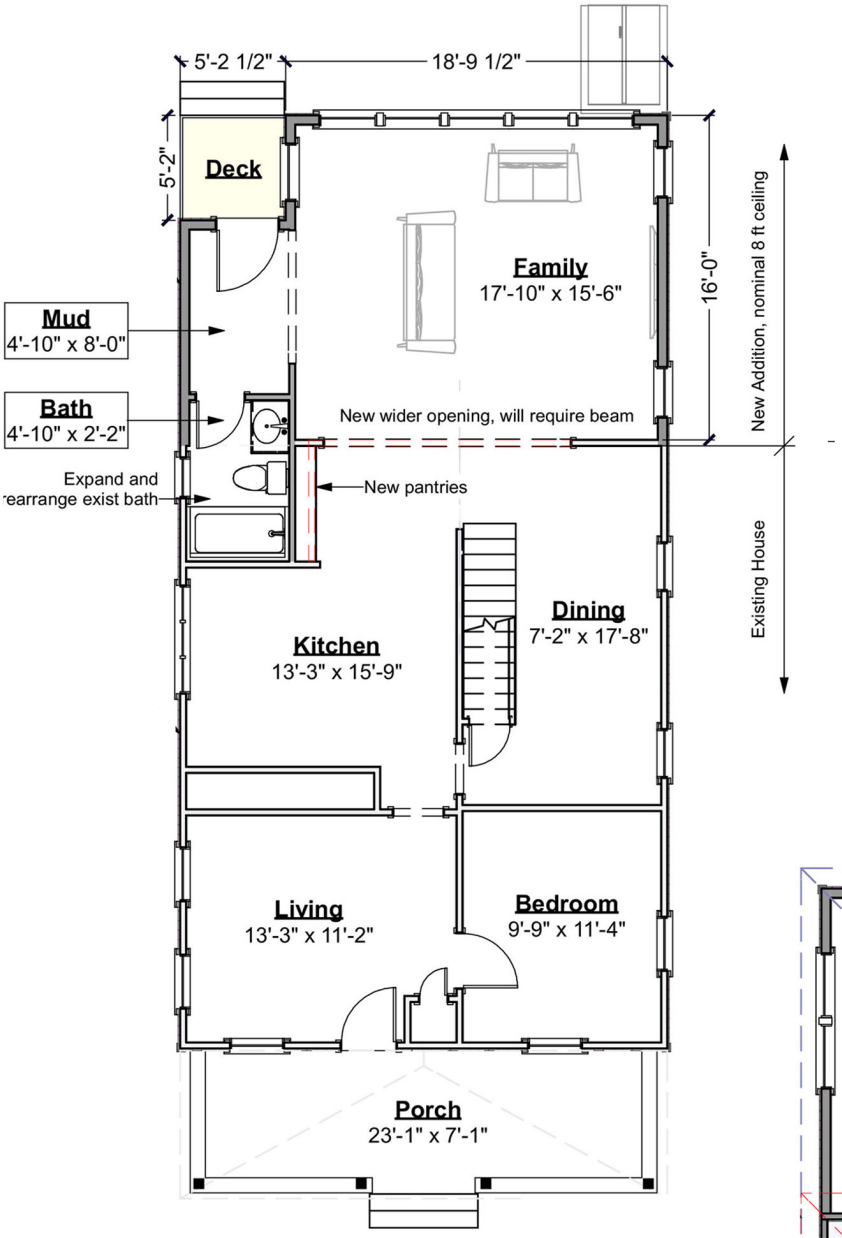
# 16 THORWALD AVENUE

## DATE OF PHOTOS: 8/16/23

# PROPOSED RENOVATON
# 16 THORWALD AVENUE

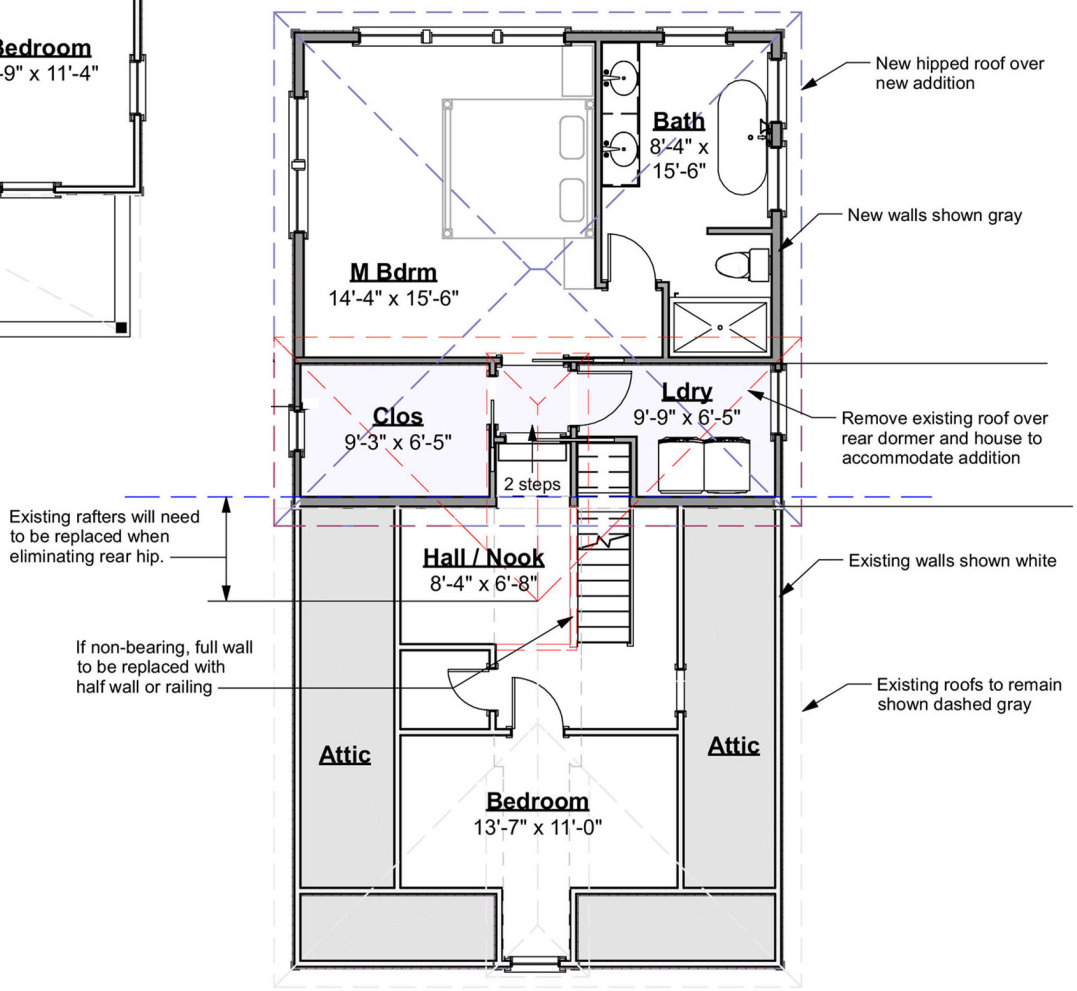
FROM CLIENT REVIEW SET BY ARTFORM ARCHITECTURE, INC.

# PROPOSED RENOVATON
# 16 THORWALD AVENUE



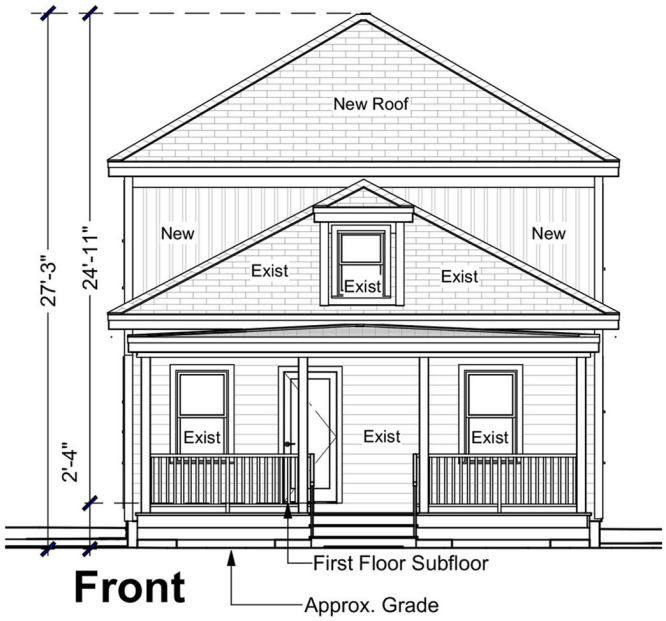

## FIRST FLOOR

## SECOND FLOOR

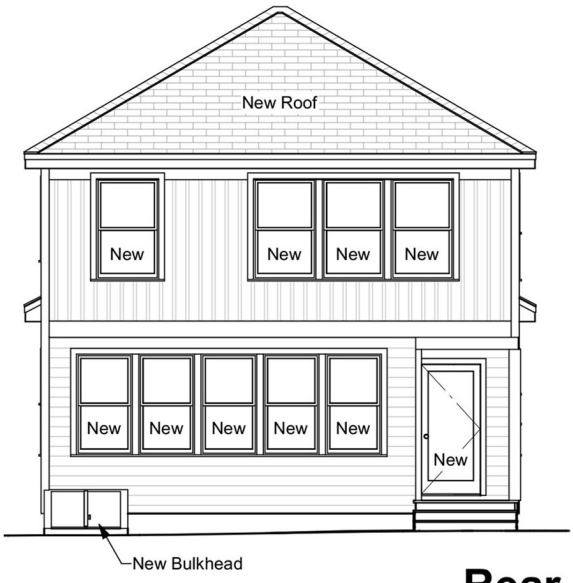



FROM CLIENT REVIEW SET BY ARTFORM ARCHITECTURE, INC.

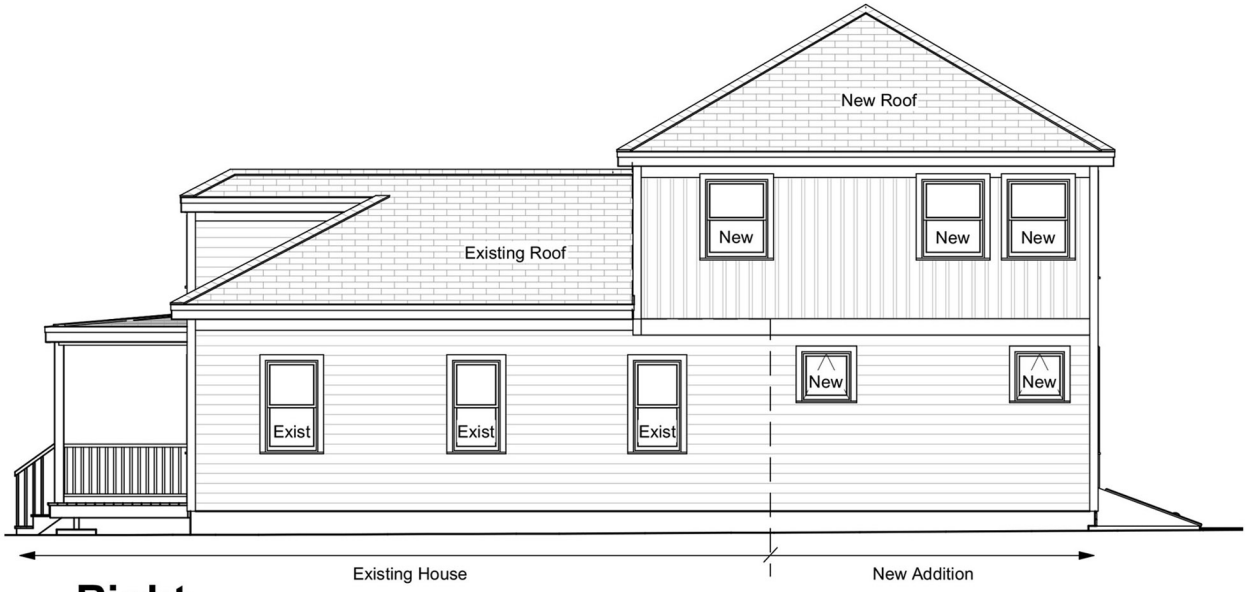
# PROPOSED RENOVATON
# 16 THORWALD AVENUE



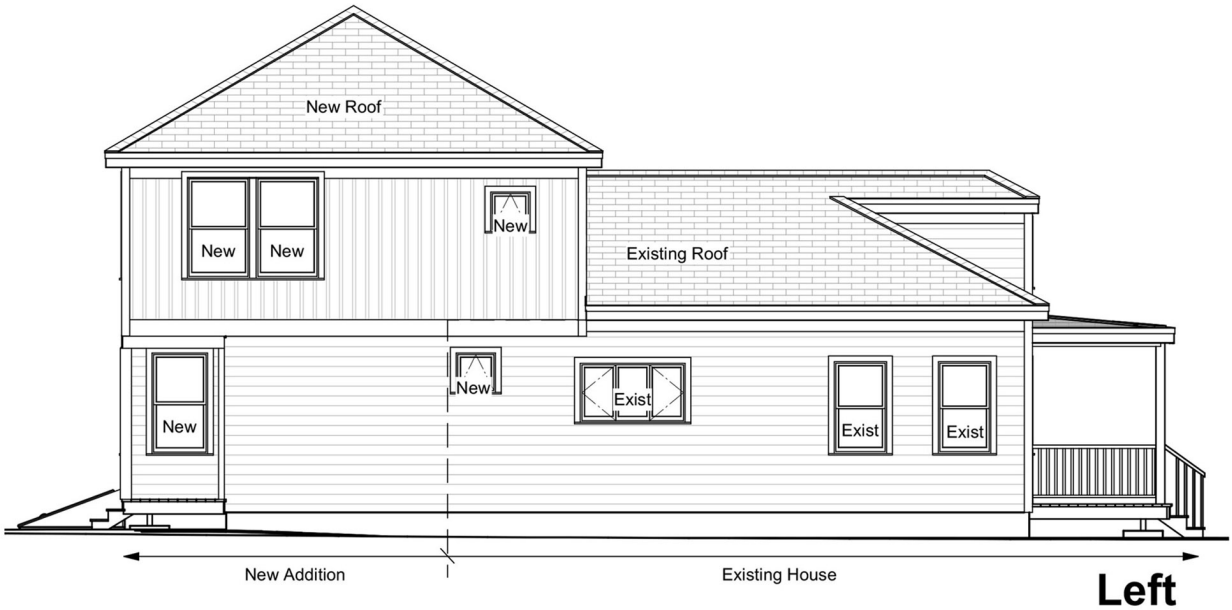

**Front**




**Rear**




**Right**




**Left**

FROM CLIENT REVIEW SET BY ARTFORM ARCHITECTURE, INC.

# 75 feet Abutters List Report

Hampton, NH
August 10, 2023

**Subject Property:**

| | | | |
|---|---|---|---|
| Parcel Number: | 223-1070-0000 | Mailing Address: | O'MAHONY, JENNIFER L |
| CAMA Number: | 223-1070-0000-0000 | | 16 THORWALD AVE |
| Property Address: | 16 THORWALD AVE | | HAMPTON, NH 03842 |

**Abutters:**

| | | | |
|---|---|---|---|
| Parcel Number: | 223-0900-0000 | Mailing Address: | SMITH, DAVID N & MARY PATRICE |
| CAMA Number: | 223-0900-0000-0000 | | 19 LINCOLN DR |
| Property Address: | 15 THORWALD AVE | | LITTLETON, MA 01460 |
| Parcel Number: | 223-0910-0000 | Mailing Address: | CONDO MAIN |
| CAMA Number: | 223-0910-0000-0000 | | 13 THORWALD AVE |
| Property Address: | 13 THORWALD AVE | | HAMPTON, NH 03842 |
| Parcel Number: | 223-0910-0000 | Mailing Address: | MASTODON REAL ESTATE |
| CAMA Number: | 223-0910-0000-0001 | | INVESTMENT, LLC |
| Property Address: | 13 THORWALD AVE #WEST | | 23 FIELDING LANE |
| | | | HAMPTON, NH 03842 |
| Parcel Number: | 223-0910-0000 | Mailing Address: | MASTODON REAL ESTATE |
| CAMA Number: | 223-0910-0000-0002 | | INVESTMENT, LLC |
| Property Address: | 13 THORWALD AVE #EAST | | 23 FIELDING LANE |
| | | | HAMPTON, NH 03842 |
| Parcel Number: | 223-1060-0000 | Mailing Address: | RIZZO, SHERRY ANN |
| CAMA Number: | 223-1060-0000-0000 | | 3 CIDER MILL LANE |
| Property Address: | 18 THORWALD AVE | | HOPKINTON, MA 01748 |
| Parcel Number: | 223-1080-0000 | Mailing Address: | MORGAN KEVIN & ANN E |
| CAMA Number: | 223-1080-0000-0000 | | 14 THORWALD AVE |
| Property Address: | 14 THORWALD AVE | | HAMPTON, NH 03842 |
| Parcel Number: | 223-1220-0000 | Mailing Address: | HANNON, MARY ELLEN & MICHAEL A |
| CAMA Number: | 223-1220-0000-0000 | | 528 WINNACUNNET RD |
| Property Address: | 528 WINNACUNNET RD | | HAMPTON, NH 03843 |

Aquarion Water of NH
600 Lindley St
Bridgeport, Ct 06606

McEneany Survey Assoc
24 Chestnut St
Dover, NH 03820

# IMPERVIOUS COVERAGE FORM

**Address** 16 Thorwald Ave **Map** 223 **Lot** 107

Select one of the following zones that apply to the above referenced property (your zone can be found by using the Town of Hampton's GIS at www.axisgis.com/hamptonnh and turning on the Zoning Map layer):

| ☑ | Zone | Maximum Impervious Coverage |
|---|---|---|
| | Zone RAA, RA, RB, RCS, G, and I | 60% |
| | Zone B, BS, BS1, TC-H, TC-N, and TC-S | 75% |
| X | Groundwater Protection Residential | 25% |
| | Groundwater Protection Non-Residential | 40% |

Total Lot Area (1acre = 43,560 sq. ft.) **(A)** 3510 sf Total Lot Area covered by wetlands **(B)** 0

A-B= (C) 3510

**NOTE:** *Land determined to be wetlands, areas of poorly or very poorly drained soils shall not be included in the Lot Area square footage*

*For the purposes of this worksheet...*

***"Impervious Surfaces"** are defined according to the Town Ordinances as any modified surface that cannot effectively absorb or infiltrate water. **"Existing"** means all human made impervious surfaces present on the lot whether to be removed or remain after the project is completed. **"Final"** means all impervious surfaces that will exist on the lot, including both new and any remaining existing impervious surfaces.*

*All answers shall be in square ft.*

| Impervious Surface | Description | Existing (D) | Final (E) |
|---|---|---|---|
| ***Primary Structure(s)*** *i.e., home, and all attached surfaces, i.e., garage(s), porch(es), deck(s) lower than 6 ft* | house, porch, deck, bulkhead, entry stairs, roof overhang | 1359 | 1537 |
| **Accessory Structure(s)** *All other impervious surfaces excluding lawn furniture, including but not limited to driveways, sheds, walkways, patios, HVAC pads, stairway landings* | | | |
| | walkway | 28 | 28 |
| | driveway | 493 | 493 |
| | shed | 100 | 100 |
| | | | |
| | | | |
| **Total Square Footage** | | 1980 | 2158 |

**EXISTING IMPERVIOUS COVERAGE: ($D_{total}$ ÷ C) x 100:** 56.4 %

**PROPOSED IMPERVIOUS COVERAGE: ($E_{total}$ ÷ C) x 100:** 61.5 %

**The undersigned states that the above information and calculations are accurate.**

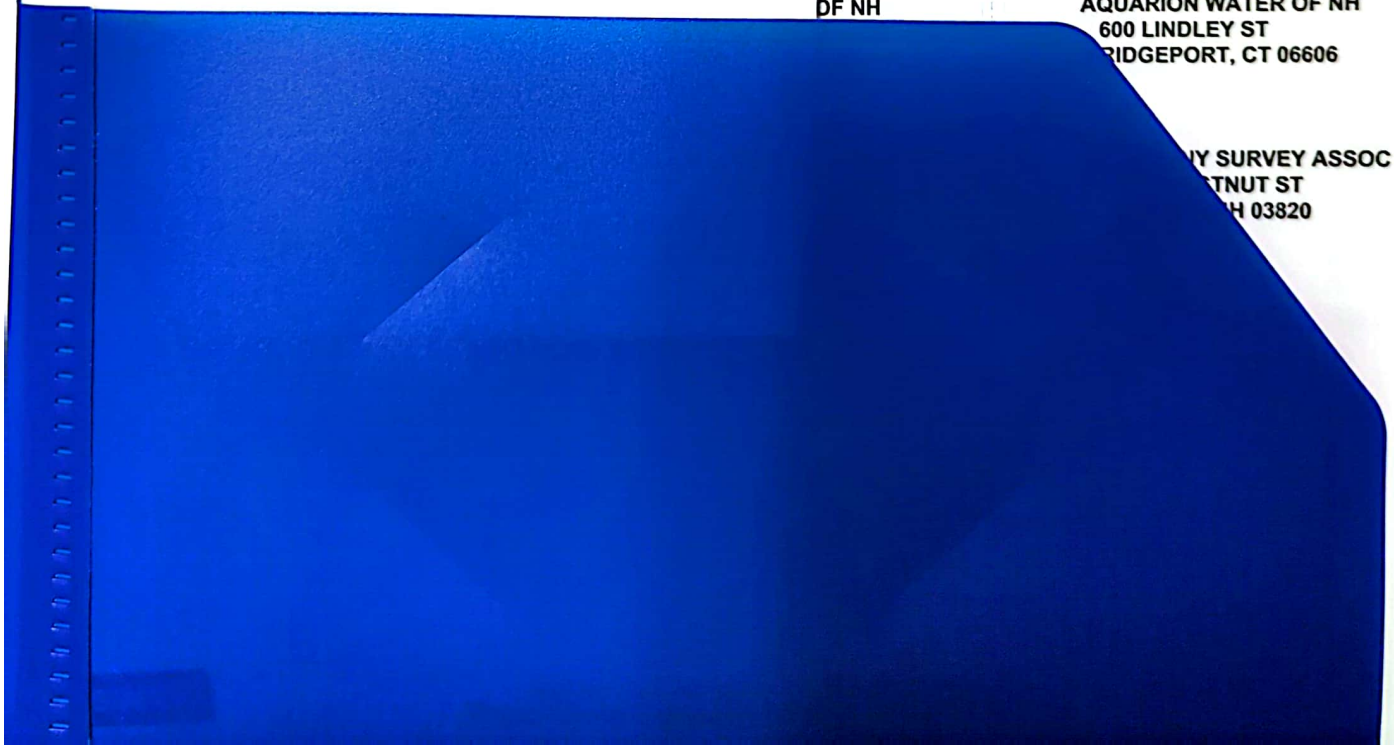
Anne W Bialobrzeski — **Signature**

Anne W. Bialobrzeski — **Name (Please Print)**

08-18-23 — **Date**

# BUILDING DEPT SET

1) Board packet
2) abutter mailing list and labels
3) $ 280 filing fee
4) 1 SET survey and application plan full size



Étiquette de format 25 m
label size 1" x 2

STAPLES

ONY
2
JENNIFER L. O'MAHONY
16 THORWALD AVE
HAMPTON, NH 03842

RY PATRICE
0
DAVID N SMITH -MARY PATRICE
19 LINCOLN DRIVE
LITTLETON, MA 01460

STATE
2
MASTEDON REAL ESTATE
INVESTMENT LLC
23 FIELDING LANE
HAMPTON, NH 03842

1120
2023
280,00
DOLLARS
Security Features Included. Details on Back.
SPECIALTY BLUE

HERRY ANN RIZZO
3 CIDER MILL LANE
HOPKINTON, NH 01748

EVIN & ANN E MORGAN
14 THORWALD AVE
HAMPTON, NH 03842

MARY ELLEN & MICHAEL HANNON
528 WINNACUNNET RD
HAMPTON NH 03842

OF NH
AQUARION WATER OF NH
600 LINDLEY ST
RIDGEPORT, CT 06606

Y SURVEY ASSOC
TNUT ST
H 03820

CamScanner

STAPLES
label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery ®5160/8160

JENNIFER L. O'MAHONY
16 THORWALD AVE
HAMPTON NH 03842

JENNIFER L. O'MAHONY
16 THORWALD AVE
HAMPTON, NH 03842

JENNIFER L. O'MAHONY
16 THORWALD AVE
HAMPTON, NH 03842

DAVID N SMITH -MARY PATRICE
19 LINCOLN DRIVE
LITTLETON, MA 01460

DAVID N SMITH -MARY PATRICE
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LITTLETON, MA 01460

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19 LINCOLN DRIVE
LITTLETON, MA 01460

MASTEDON REAL ESTATE
INVESTMENT LLC
23 FIELDING LANE
HAMPTON, NH 03842

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MASTEDON REAL ESTATE
INVESTMENT LLC
23 FIELDING LANE
HAMPTON, NH 03842

SHERRY ANN RIZZO
3 CIDER MILL LANE
HOPKINTON, NH 01748

SHERRY ANN RIZZO
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HOPKINTON, NH 01748

SHERRY ANN RIZZO
3 CIDER MILL LANE
HOPKINTON, NH 01748

KEVIN & ANN E MORGAN
14 THORWALD AVE
HAMPTON, NH 03842

KEVIN & ANN E MORGAN
14 THORWALD AVE
HAMPTON, NH 03842

KEVIN & ANN E MORGAN
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HAMPTON, NH 03842

MARY ELLEN & MICHAEL HANNON
528 WINNACUNNET RD
HAMPTON NH 03842

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528 WINNACUNNET RD
HAMPTON NH 03842

MARY ELLEN & MICHAEL HANNON
528 WINNACUNNET RD
HAMPTON NH 03842

**AQUARION WATER OF NH**
**600 LINDLEY ST**
**BRIDGEPORT, CT 06066**

**AQUARION WATER OF NH**
**600 LINDLEY ST**
**BRIDGEPORT, CT 06606**

**AQUARION WATER OF NH**
**600 LINDLEY ST**
**BRIDGEPORT, CT 06606**

**McENEANY SURVEY ASSOC**
**24 CHESTNUT ST**
**DOVER, NH 03820**

**McENEANY SURVEY ASSOC**
**24 CHESTNUT ST**
**DOVER, NH 03820**

**McENEANY SURVEY ASSOC**
**24 CHESTNUT ST**
**DOVER, NH 03820**

STOCKTON SERVICES
PO BOX 1306
HAMPTON, NH 03843-1306

54-207/114 1120

DATE Aug 21, 2023

PAY TO THE ORDER OF Town of Hampton $ 280.00

Two hundred eighty and no/100 DOLLARS

OPTIMA BANK & TRUST Two Harbour Place Portsmouth, NH 03801

MEMO 16 Thorwald ZBA application Anne W Bradstyle

⑈011402079⑈ 200481291⑈ 1120

SPECIALTY BLUE

© DELUXE deluxe.com/checks

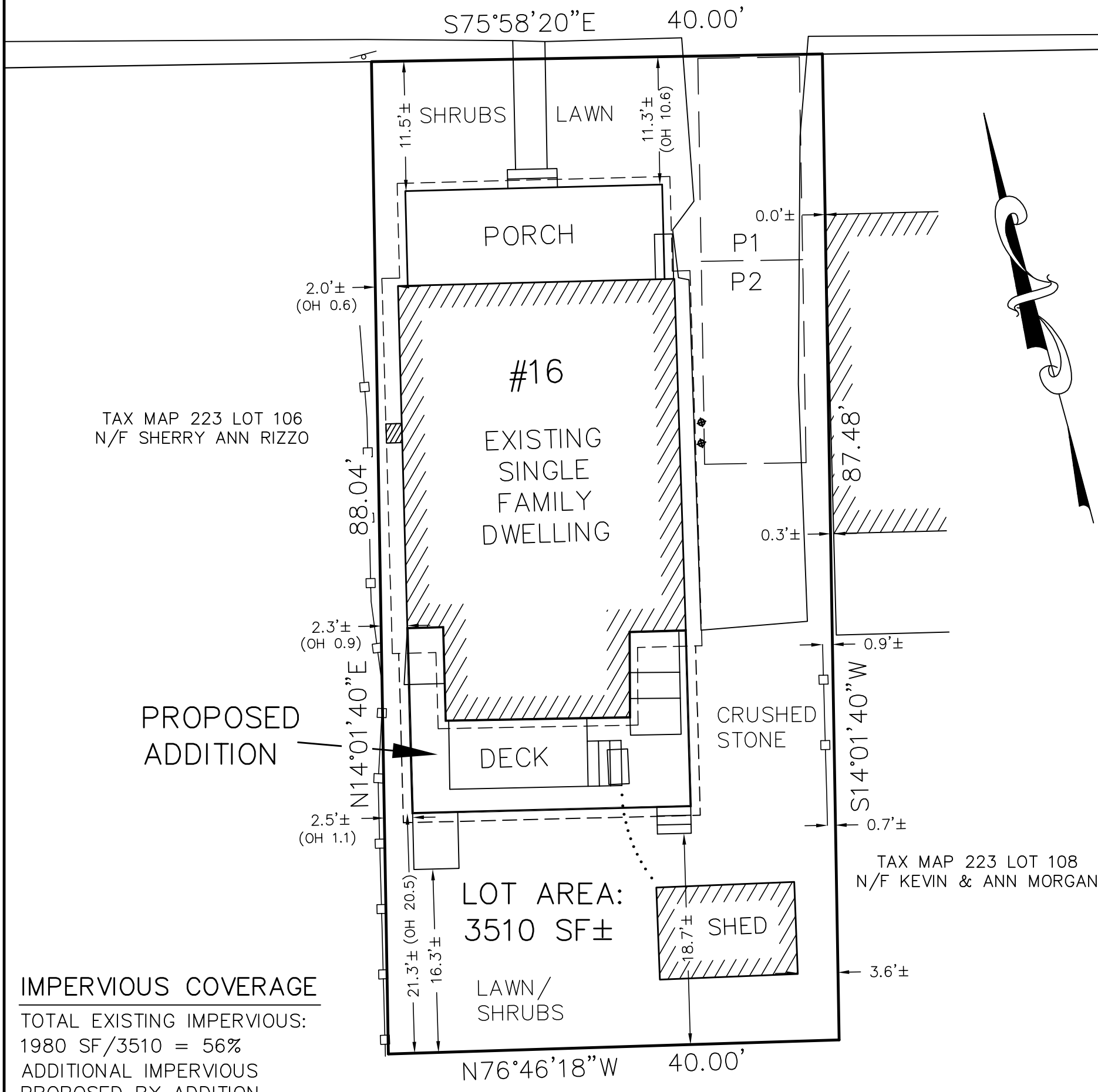
# ZONING BOARD APPLICATION PLAN
# 16 THORWALD AVENUE
# HAMPTON, NH

SCALE:1"=10' AUGUST 21, 2023

10 0 5 10 15 20

TAX MAP 223 LOT 90
N/F DAVID N. SMITH
& MARY PATRICE

TAX MAP 223 LOT 91
N/F MASTODON REAL
ESTATE INVESTMENT LLC

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(SEE IMPERVIOUS FORM
FOR DETAILS)

## NOTES

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16 THORWALD AVE, HAMPTON NH 03842
RCRD 6448–1632, RCRD PLAN 0118
REFERENCE BOUNDARY PLAN BY MCENEANY
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LOT AREA: 3510 SF±, TAX MAP 223 LOT 107
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PROPERTY DOES NOT FALL WITHIN FEMA OR
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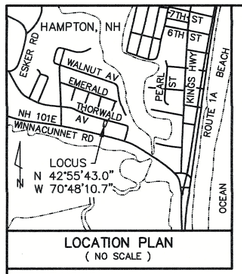


LOCATION PLAN
( NO SCALE )

223 / 90

DAVID N. SMITH
MARY PATRICE SMITH
19 LINCOLN DRIVE
LITTLETON, MA 01460
5818 / 1836

223 / 91

"CONDOMINIUM"
MASTODON REAL ESTATE INVESTMENT, LLC
23 FIELDING LANE
HAMPTON, NH 03842
5771 / 1207

CREST STREET

UP 5/7

EDGE OF TRAVELED WAY

UP 8/1324

THORWALD AVENUE
{PUBLIC; 20' WIDE R.O.W.}

EDGE OF PAVEMENT (TYP.)

SIGN "NO PARKING FIRE LANE"

S75°58'20"E 40.00'

WALKWAY

IRON PIPE FOUND

11.5'

2' ORNAMENTAL FENCE

BRICK WALKWAY

11.3'

STEPS

COVERED PORCH

STEPS

PAVED DRIVEWAY

IRON ROD WITH CAP TO BE SET

0.0' BUILDING

OVERHEAD UTILITY SERVICES

0.6'± ROOF
2.0' BUILDING

WOOD STOCKADE FENCE

CHIMNEY

GAS METER

ABUTTER DWELLING #14

223 / 106

SHERRY ANN RIZZO
3 CIDER MILL LANE
HOPKINTON, MA 01748
6315 / 1424

88.04'
N14°01'40"E

1 1/2 STORY WOOD FRAME DWELLING #16
FINISH FLOOR ELEVATION = 16.9'

ROOF OVERHANG

223 / 108

KEVIN MORGAN
ANN E. MORGAN
14 THORWALD AVENUE
HAMPTON, NH 03842
5149 / 2948

0.3' BUILDING

ELECTRIC METER

0.9'± ROOF
2.3' BUILDING

BULK HEAD

CONCRETE STEPS

S14°01'40"W
87.48'

OPEN DECK

STEPS

WOOD STOCKADE FENCE

223 / 107

PARCEL AREA
3,510 S.F.
0.08 Ac.

SHED

WOOD STOCKADE FENCE

23.3'

IRON ROD WITH CAP TO BE SET

40.00'

IRON ROD WITH CAP TO BE SET

N76°46'18"W

WOOD STOCKADE FENCE

NH STATE PLANE NAD 83 - GPS OBS.

223 / 122

MARY ELLEN HANNON
MICHAEL A. HANNON
528 WINNACUNNET ROAD
HAMPTON, NH 03843
4803 / 817

## LEGEND

S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
R.C.R.D. – ROCKINGHAM COUNTY REGISTRY OF DEEDS
--------- – EDGE OF PAVEMENT
-o- UP – UTILITY POLE
WSO – WATER SHUT OFF
WV – WATER GATE VALVE

| NO. | DATE | DESCRIPTION | BY | CHK |
|---|---|---|---|---|
| | | REVISIONS | | |

| | | | |
|---|---|---|---|
| 23–2524 | BOUNDARY | 23–09 | 1–2, 4–6 |
| PROJECT NO | TYPE | FIELDBOOK & PAGES | |

## REFERENCE PLANS:

1.) REVISED PLAN OF NORSEMANS REST, HAMPTON BEACH, N.H. SCALE: 1" = 50'; DATED: OCTOBER 1923; BY: JOHN W. DURGIN, C.E. RECORDED R.C.R.D. PLAN 0118.

## NOTES:

1.) OWNER OF RECORD:

JENNIFER L. O'MAHONY
16 THORWALD AVENUE
HAMPTON, NEW HAMPSHIRE 03842.
S.C.R.D. VOLUME 6448, PAGE 1632

2.) 223 / 107 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) PARCEL AREA = 3,510 S.F. / 0.08 Ac.

4.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARIES AND EXISTING SITE CONDITIONS AS OF AUGUST 17, 2023..

5.) ZONING DISTRICT IS RB

DIMENSIONAL REQUIREMENTS:

| | |
|---|---|
| MINIMUM LOT AREA | = 10,000 S.F. |
| MINIMUM FRONTAGE | = 75 FEET |
| MINIMUM LOT WIDTH | = 60 FEET |
| MAXIMUM NUMBER OF STORIES / FEET | = 3 / 35 FEET |
| BUILDING SETBACK REQUIREMENTS: | |
| FRONT SETBACK | = 20 FEET * |
| SIDE SETBACK | = 10 / 12 FEET * |
| REAR SETBACK | = 10 FEET * |

* SUBJECT TO EXCEPTIONS

6.) THE SUBJECT PARCEL IS OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330132; PANEL 0441; SUFFIX F; MAP NUMBER 33015C0441F; EFFECTIVE DATE JANUARY 29, 2021. .

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED AUGUST 14, 2023. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED AUGUST 14, 2023.

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW WAYS ARE SHOWN." ( RSA 676:18 )

8/17/23 Kevin M. McEneaney

DATE: / KEVIN M. McENEANEY LLS # 661

# PLAN OF LAND
PREPARED FOR
JENNIFER L. O'MAHONY
TAX MAP 223, LOT No. 107
16 THORWALD AVENUE
TOWN of HAMPTON
COUNTY of ROCKINGHAM
STATE of NEW HAMPSHIRE

| | |
|---|---|
| DRAWN BY: RJM | FILE: 2524\DWGS\23–2524 10sc |
| SCALE: 1" = 10' | DATE: AUGUST 17, 2023 |

10 5 0 5 10 20 30 40

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 661 KEVIN M. McENEANEY SIGNATURE

McEneaney Survey Associates
of NEW ENGLAND
P.O. Box 681 – 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742–0911

SURVEYING – PLANNING – CONSULTING

8/18/2023 11:13:12 File: \\CNEsenet\MSA Projects\2524\Drawings\23-2524 10sc.dwg Layout: OMahony boundary